

After Recording Return To:
Tamara J. Swanson-Toyama
408 8th Street
Mukilteo, WA 98272

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134300
OCT 24 2013



201310240088

Amount Paid \$
Skagit Co. Treasurer
By *nam* Deputy

Skagit County Auditor \$75.00
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QUITCLAIM DEED

GRANTOR: DANIEL MITSUO TOYAMA

GRANTEE: TAMARA JANE SWANSON-TOYAMA, as her separate property

Legal Description:
Abbreviated Form: PTN N 150 FT GOV LT 6 & S 185 FT GOV LT 7, SECTION 30, TOWNSHIP 34 NORTH, RANGE 3 EWM

Additional on: Exhibit A

Assessor's Tax Parcel No: 340330-0-023-0103; P22933

THE UNDERSIGNED GRANTOR, **DANIEL MITSUO TOYAMA**, for and in consideration of establishment of separate property pursuant to a divorce proceeding filed under Lincoln County Superior Court Cause No. 13-3-02240-5 [WAC 458-61A-203], conveys and quitclaims to **TAMARA JANE SWANSON-TOYAMA**, a married woman as her separate property, all of Grantor's right, title, and interest in and to the following described real estate, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, to-wit:

Those certain tracts of land listed and described in Exhibit "A" attached hereto and incorporated by reference as if fully set forth herein.

SUBJECT TO: Easements, restrictions and reservations of record.

DATED this 17 day of October, 2013.

Daniel M. Toyama

DANIEL MITSUO TOYAMA

QUITCLAIM DEED

STATE OF WASHINGTON }
COUNTY OF Snohomish } ss.

I certify that I know or have satisfactory evidence **DAVID MITSOU TOYAMA** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 17 day of October, 2013.



Yvonne Stevens
Printed Name Yvonne Stevens
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 10-09-2014



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QUITCLAIM DEED

EXHIBIT "A"
QUITCLAIM DEED

Legal Description:

That portion of the North 150 feet of Government Lot 6, and the South 185 feet of Government Lot 7, Section 30, Township 34 North, Range 3 EWM, described as follows:

Beginning at the Northwest corner of said Lot 6; thence South along the west line of Government Lot 6 150 feet; thence Easterly parallel with the North line of Government Lot 6, 925 feet, more or less, to the Southeast corner of tract conveyed by deed dated August 6, 1964, wherein Anna A. Swanson, a widow, was Grantor, and Carl Austin Swanson, Anton Vernon Swanson, and Peter Kermit Swanson were Grantees, and which deed is recorded in the office of the Auditor of Skagit County, Washington, under Auditor's File No. 654229, and which point is the true point of beginning; thence North along the East line of said tract conveyed by deed recorded under Skagit County Auditor's File No. 654229 a distance of 239 feet; thence East 151 feet; thence South 23 feet; thence East 100 feet, more or less, to the Westerly right-of-way line of the County Road known as the Flats Road; thence Southerly along the Westerly right-of-way line of the Flats Road to the intersection with the South line of the North 150 feet of Government Lot 6; thence Westerly along the line which is parallel with and 150 South of the North line of Government Lot 6 to the point of beginning.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENT:

A 20 foot wide non-exclusive easement for ingress and egress, the centerline of which is described below and runs across portions of Section 30, Township 34 North, Range 3 East, W.M. and of Section 25, Township 34 North, Range 3 East of W.M.

Beginning at the intersection of the West right-of-way line of the Flats County Road with the South line of the North 140 feet of Government Lot 6 of said Section 30; thence West parallel with the said South line of Government Lot 6, a distance of 238 feet, more or less, to the centerline of an existing private roadway which runs North near and roughly parallel with the East line of a barn existing on March 16, 1990; thence North along the centerline of said existing private roadway a distance of 239 feet, more or less, to the intersection with the centerline of an East/West private roadway existing on March 16, 1990; thence Westerly along the centerline of said East/West private roadway as it runs Westerly to "Little Slough"; thence continuing Westerly (the centerline being 10 feet Northerly from and following the Northerly shoreline of "Little Slough") to a point on a line which lies parallel with and 10 feet West of the East line of Government Lot 3 of said Section 25; thence Northerly at a distance of 10 feet Westerly from the East line of said

Exhibit A
Quitclaim Deed


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Government Lot 3 of Section 25, Township 34 North, Range 2 EWM, to the North line of said Government Lot 3.

This easement is appurtenant to Government Lot 1 of Section 25, Township 34 North, Range 2 East, W.M. and Government Lot 6 of Section 24, Township 34 North, Range 2 East, W.M.



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Exhibit A
Quitclaim Deed