



201401170100

Skagit County Auditor

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When recorded return to:

MICHAEL A. WINSLOW
Attorney at Law
1204 Cleveland Avenue
Mount Vernon, Washington 98273

Quit Claim Deed

Grantor: Jonathan Granger, a married man as to his separate property.

Grantees: Jonathan Granger and Heather R. Granger, husband and wife.

Legal Description (abbreviated):

Ptn Blk 55, BayView (McKenna & Elliott's 2nd); Ptn Blk 5, Seigfred's Add. to Bay View.

Full legal description set forth in attached Exhibit A and B.

Assessor's Property Tax

Parcel or Account No.: 4068-005-003-0007/P71089
4068-005-006-0004/P71090
4071-055-000-0000/P71193
4071-055-000-0208/P71195

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014192

JAN 17 2014

Amount Paid \$6
Skagit Co. Treasurer
By *huan* Deputy

Reference Nos of Documents

Assigned or Released:

Conveyance:

For and in consideration of creating community property between husband and wife, Grantor conveys and quit claims to the Grantee all of the real estate described in attached Exhibits A and B, which are incorporated by this reference, situated in Skagit County, Washington, together with all after acquired title of the Grantor. This conveyance is subject to covenants, conditions, easements and restrictions of record, including those set forth in that grant deed of Conservation Easement given in favor of Skagit Land Trust and recorded under Skagit County Auditor File No. 201012230102.

Quit Claim Deed

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\\SERVER\Time Matters\13 Files\Granger-West Ave Vacation\131009111953PLE.wpd

DATED:

State of Washington

County of Skagit

Jonathan Granger

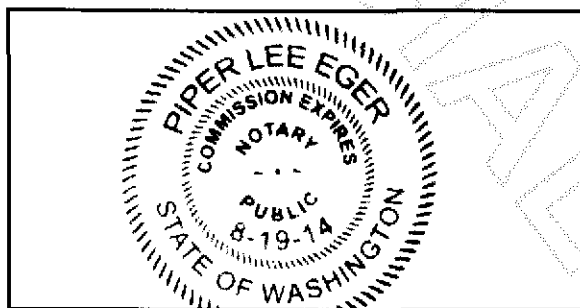
State of Washington

SS

County of Skagit

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 in the instrument

Dated: January 17, 2014.



PLACE NOTARY SEAL IN THIS BOX

Piper Lee Eger
Piper Lee Eger, Notary Public
My commission expires: 8/19/14

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and no title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.

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EXHIBIT A

PARCEL "A":

All of Block 55, "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington.

EXCEPT the following described Tracts 1, 2 and 3:

Tract 1:

The Southerly 60 feet of Block 55, "PLAT OF BAYVIEW," McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington.

EXCEPT the Easterly 2 feet thereof.

Tract 2:

Beginning at the Northeast corner of said Block 55;

Thence West along the North line of said Block 55 and the extension thereof, a distance of 100 feet;

Thence Southwesterly, parallel to the East line of said Block 55, a distance of 60 feet;

Thence East, parallel to the North line of said Block 55, a distance of 100 feet to the East line thereof;

Thence Northerly, along the East line of said Block 55, a distance of 60 feet to the point of beginning. **EXCEPT** the Easterly 2 feet thereof.

Tract 3:

That portion lying Westerly of the line of mean high tide, or the meander line, whichever is farthest out.

PARCEL "B"

Lots 2 and 3, Block 5 "ADDITION TO BAY VIEW, WASH., (By Archibald Seigfred and Mary K. Seigfred)" as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington.

TOGETHER WITH all of West Avenue lying between Parcels A and B above described.



PARCEL "C"

The Southerly 60 feet of Block 55, "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington.

EXCEPT the Easterly 2 feet thereof.

TOGETHER WITH an easement for ingress, egress over the Easterly 2 feet of said Tract.

PARCEL "D":

Lots 4, 5, and 6, Block 5, "ADDITION TO BAY VIEW, WASH, (By Archibald Seigfred and Mary K. Seigfred); as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington.

All situate in the County of Skagit, State of Washington.

PARCEL "E":

All that portion of West Avenue, as shown on the face of "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington, that lies between the Southwesterly extension of the Northwesterly and Southeasterly lines of Lot 4, Block 5, "ADDITION TO BAY VIEW, WASH., (By Archibald Seigfred and Mary K. Seigfred); as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, and the Northeasterly extension of the Northwesterly and Southeasterly lines of the Southerly 60 feet of Block 55, said "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition.

Situate in the County of Skagit, State of Washington.



Exhibit B

LEGAL DESCRIPTION-Vacated Streets

Vacated West Avenue:

All that portion of West Avenue, as shown on the face of "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington, that lies between the Southwesterly extension of the Northwesterly and Southeasterly lines of Lot 4, Block 5, "ADDITION TO BAY VIEW, WASH., (By Archibald Seigfred and Mary K. Seigfred)," as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, and the Northeasterly extension of the Northwesterly and Southeasterly lines of the Southerly 60 feet of Block 55, said "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition.

Situate in Skagit County, State of Washington.

Vacated F Avenue:

That portion of "F" Street, as shown on the plat of "ADDITION TO BAY VIEW, WASH., (By Archibald Seigfred and Mary K. Seigfred)" as per plat recorded in Volume 1 of Plats, page 11, and the "PLAT OF BAY VIEW" (McKenna & Elliott's 2nd Addition), as per plat recorded in Volume 3 of Plats, page 19, lying Westerly of the West line of First Street (now known as Bayview-Edison Road) as shown on the face of said plats.

EXCEPT that portion, if any, lying Westerly of the meander line or line of mean high tide, whichever is farthest out.



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