



201402060026

Skagit County Auditor

\$74.00

2/6/2014 Page

1 of

3 11:50AM

Return Address:
Skagit Valley Wills & Trusts
Kyle G. Ray, Attorney at Law
1204 Cleveland Avenue
Mount Vernon, WA 98273

QUIT CLAIM DEED

Grantors:

1. **RODIO, WILLIAM V., JR.**
2. **RODIO, MONICA S.**

Grantees:

1. **WILLIAM V. RODIO, JR. and MONICA S. RODIO**, trustee, or successor trustee(s)
of the **WILLIAM V. RODIO, JR. AND MONICA S. RODIO TRUST DATED JANUARY
20, 2014**

Property Address:

1. 20959 MARTIN RD, MOUNT VERNON, WA 98273

Abbreviated Legal Description:

1. S1/2 N1/2 NW1/4 NW1/4 NW1/4 AKA LT B S/P#42-74

Assessor's Property Tax Parcel Account Number:

1. P24820 / 340415-2-006-0108

QUIT CLAIM DEED

WILLIAM V. RODIO, JR. and MONICA S. RODIO, a married couple, hereby quit claims and conveys to **WILLIAM V. RODIO, JR. and MONICA S. RODIO, trustee, or successor trustee(s)** of the **WILLIAM V. RODIO, JR. AND MONICA S. RODIO TRUST DATED JANUARY 20, 2014**, (hereinafter referred to as "Assignee"), the following described real estate in Skagit County, State of Washington:

Property Address: 20959 MARTIN RD, MOUNT VERNON, WA 98273

Tax Parcel Number: P24820 / 340415-2-006-0108

Legal Description: The South Half of the North Half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 15, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT therefrom the county road right of way described as follows:

Beginning at the Southwest corner of the above described tract of land; Thence North 0°44' East along the West line of the above described tract, a distance of 165.70 feet to the Northwest corner of the above described tract; Thence North 89°53'11" East along the North line of the above described tract, a distance of 5.12 feet to a point on a curve, at which point the tangent to said curve bears South 22°08'01" East; Thence in, a Southeasterly direction, along said curve, to the right, having a radius of 316.48 feet, an arc distance of 126.34 feet; Thence South 0°44'21" West, a distance of 42.33 feet to a point on the South line of the above described tract; Thence South 89°55'37" West along the South line of the above described tract, a distance of 30.00 feet to the point of beginning; AND EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated May 25, 1914 and recorded September 21, 1914, under Auditor's File No. 104329, records of Skagit County, Washington.

(Also known as Tract B of Skagit County Short Plat No. 42-74, approved August 12, 1974 and recorded August 15, 1974, under Auditors File No. 805005, records of Skagit County, Washington).

2014390
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 06 2014

Amount Paid \$ *4*
By *MF* Skagit Co. Treasurer Deputy



201402060026

Dated this 20th day of January, 2014.

GRANTORS AND TRUSTEE(S):



WILLIAM V. RODIO, JR.



MONICA S. RODIO

STATE OF WASHINGTON)

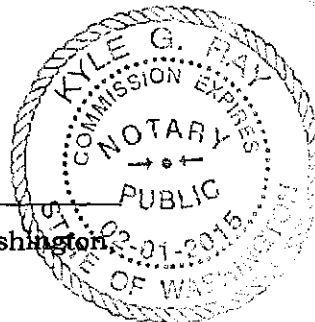
) ss

County of SKAGIT)

I certify that I know or have satisfactory evidence that **WILLIAM V. RODIO, JR.** and **MONICA S. RODIO** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



NOTARY PUBLIC in and for the State of Washington,
residing at Edmonds.



My Commission Expires: 02-01-15



201402060026

Skagit County Auditor

2/6/2014 Page

3 of

\$74.00
3 11:50AM