

Skagit County Auditor
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\$77.00
6 1:43PM

After Recording Return To:

Jason C. Holloway
Stokes Lawrence, P.S.
1420 Fifth Avenue, Suite 3000
Seattle, WA 98101-2393

Document Title:

Quit Claim Deed

Reference Number(s) of
Documents Assigned or Released:

N/A

Grantor(s):

Carolyn Ann Edson

Grantee(s):

Mark Alexander Edson

Legal Description:

Gibraltar, acres 2.21

Complete legal description is on Exhibit 'A' of document.

Assessor's Property Tax
Parcel/Account Number(s):

P73534 and P73483

QUIT CLAIM DEED

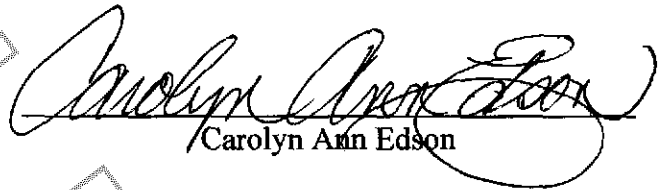
The undersigned Grantor, Carolyn Ann Edson, for and in consideration of a Decree of Dissolution entered in King County under Cause No. 12-3-07787-1 SEA, hereby conveys and quitclaims to the Grantee, Mark Alexander Edson, the following described real property, commonly known as 14820 Gibraltar Road, Anacortes, Skagit County, Washington, including any interest therein which the Grantor may hereafter acquire:

See Exhibit 'A' for full legal descriptions.

Parcel Numbers P73534 and P73483

The Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

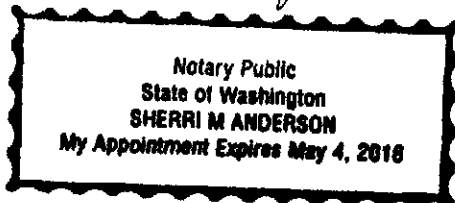
Dated: 8/19/2014, 2014.



Carolyn Ann Edson

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Carolyn Ann Edson 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.

Dated: August 19, 2014.




[Print Name] Sherrri M. Anderson
NOTARY PUBLIC for the State of Washington,
residing at Wash
My commission expires: 5-4-18

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143112
AUG 26 2014 2

52236-001 \ 1879599.docx

Amount Paid \$~~0~~
Skagit Co. Treasurer
By Mam Deputy



201408260039
Skagit County Auditor \$77.00
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Exhibit A

Property Address:
14820 Gibraltar Road
Anacortes, WA 98221

1. Parcel No. P73534

Legal Description:

PARCEL 1 OF SURVEY RECORDED AF# 200101230028. AKA THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTHERLY OF THE NORTH RIGHT-OF-WAY MARGIN OF GIBRALTER ROAD: BLOCKS 46, 26 AND THAT PORTION OF BLOCK 1 (KNOWN AS MILLERS RESERVE) AND OF BLOCKS 12 AND 13, "PLAT OF THE TOWNSITE OF GIBRALTAR", ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND VACATED STREETS AND ALLEYS ADJOINING, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SECTION CORNER COMING TO SECTIONS 17, 18, 19 AND 20 OF TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.; THENCE SOUTH 52 DEGREES 00' EAST ALONG THE WESTERLY LINE OF BLOCKS 1 AND 6 OF SAID "PLAT OF THE TOWNSITE OF GIBRALTAR", A DISTANCE OF 542.0 FEET TO THE MOST WESTERLY CORNER OF BLOCK 7 OF SAID PLAT OF GIBRALTAR; THENCE SOUTH 24 DEGREES 54' EAST ALONG THE WESTERLY LINE OF SAID BLOCK 7, A DISTANCE OF 57.92 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE GOVERNMENT MEANDER LINE; THENCE NORTHEASTERLY ALONG SAID MEANDER LINE TO A POINT THAT IS EQUIDISTANT BETWEEN THE LAST DESCRIBED POINT AND THE INTERSECTION OF SAID MEANDER LINE AND THE CENTER LINE OF VACATED ISLAND STREET AS SHOWN ON SAID PLAT OF GIBRALTAR, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHWESTERLY TO A POINT ON THE CENTER LINE OF THE EXISTING COUNTY ROAD THAT IS EQUIDISTANT BETWEEN THE POINT OF INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF VACATED ISLAND STREET AS SHOWN ON SAID PLAT OF GIBRALTAR AND THE POINT OF INTERSECTION OF SAID CENTER LINE AND THE SOUTHWESTERLY LINE OF THAT TRACT OF PROPERTY CONVEYED TO LAURENCE E NICHOLSON AND DOROTHY NICHOLSON, HUSBAND AND WIFE, BY DEED DATED THE 5TH DAY OF JANUARY 1962, AND RECORDED JANUARY 19, 1962, IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 617043, RECORDS OF SKAGIT COUNTY; THENCE CONTINUING NORTHWESTERLY ALONG THE SAME LINE



TO THE POINT OF INTERSECTION WITH THE WEST LINE OF OREGON STREET AS SHOWN ON SAID PLAT OF GIBALTAR, PRODUCED SOUTHERLY; THENCE NORTH ALONG THE WEST LINE OF OREGON STREET AND THE EAST LINE OF BLOCKS 25 AND 45 OF SAID PLAT TO THE CENTER LINE OF VIRGINIA STREET; THENCE EAST ALONG THE CENTER LINE OF VIRGINIA STREET TO THE INTERSECTION OF THE CENTERLINE OF WYOMING STREET; THENCE SOUTH ALONG THE CENTER LINE OF WYOMING STREET TO THE INTERSECTION OF THE CENTER LINE OF WHIDBY STREET; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF WHIDBY STREET TO THE INTERSECTION OF THE CENTER LINE OF ISLAND STREET; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF ISLAND STREET TO THE GOVERNMENT MEANDER LINE; THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING. (LEGAL DESCRIPTION PURSUANT TO SKAGIT COUNTY LOT CERTIFICATION APPLICATION PL99-0679 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2000072400080). EXCEPT THAT PORTION OF PARCEL 1 OF SURVEY RECORDED AF# 200101230028 LYING NORTH OF GIBALTAR ROAD AKA MILLERS RESERVE AND SOUTH 1/2 OF VACATED WHIDBY STREET AND WEST 1/2 OF VACATED ISLAND STREET. ALSO EXCEPT THAT PORTION OF VACATED BLOCK 26 "PLAT OF THE TOWNSHIP OF GIBALTER", ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THOSE PORTIONS OF VACATED GEORGIA STREET, WYOMING STREET, AND WHIDBEY STREET (SHOWN AS WHIDBY ON THE FACE OF SAID PLAT) THAT UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF SAID VACATED WHIDBEY STREET AND VACATED ISLAND STREET, BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO SYDNEY B. MALLET AND MARIOUS R MALLET, TRUSTEES FOR THE MALLET FAMILY LIVING TRUST, BY QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 200201240277; THENCE NORTH 64 DEGREES 28' 08" EAST ALONG THE CENTERLINE OF SAID VACATED WHIDBEY STREET, ALSO BEING THE NORTHERLY LINE, OF NORTHERLY LINE EXTENDED, OF SAID MALLET PARCEL, FOR A DISTANCE OF 262.94 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF VACATED WYOMING STREET; THENCE NORTH 0 DEGREES 42' 19" WEST ALONG SAID CENTERLINE OF VACATED WYOMING STREET FOR A DISTANCE OF 138.30 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF SAID VACATED GEORGIA STREET; THENCE SOUTH 89 DEGREES 22' 01" WEST ALONG SAID CENTERLINE OF VACATED GEORGIA STREET FOR A DISTANCE OF 238.64 FEET, MORE OR LESS, TO A POINT BEARING NORTH 0 DEGREES 42' 19" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 42' 10" EAST FOR A DISTANCE OF 249.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



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2. Parcel No. P73483

Legal Description:

PORTION OF PARCEL 1 OF SURVEY AF# 200101230028 LYING NORTH OF GIBRALTER ROAD AKA MILLERS RESERVE AND SOUTH 1/2 OF VACATED WHIDBY STREET AND WEST 1/2 OF VACATED ISLAND STREET OF THE FOLLOWING DESCRIBED PARCEL 1 OF SAID SURVEY: PARCEL 1 OF SURVEY RECORDED UNDER AF# 200101230028: THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTHERLY OF THE NORTH RIGHT-OF-WAY MARGIN OF GIBRALTER ROAD: BLOCKS 46, 26 AND THAT PORTION OF BLOCK 1 (KNOWN AS MILLERS RESERVE) AND OF BLOCKS 12 AND 13, "PLAT OF THE TOWNSITE OF GIBRALTER", ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND VACATED STREETS AND ALLEYS ADJOINING, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SECTION CORNER COMING TO SECTIONS 17, 18, 19 AND 20 OF TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., THENCE SOUTH 52 DEGREES 00' EAST ALONG THE WESTERLY LINE OF BLOCKS 1 AND 6 OF SAID "PLAT OF THE TOWNSITE OF GIBRALTER", A DISTANCE OF 542.00 FEET TO THE MOST WESTERLY CORNER OF BLOCK 7 OF SAID PLAT OF GIBRALTER; THENCE SOUTH 24 DEGREES 54' EAST ALONG THE WESTERLY LINE OF SAID BLOCK 7, A DISTANCE OF 57.92 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE GOVERNMENT MEANDER LINE; THENCE NORTHEASTERLY ALONG SAID MEANDER LINE TO A POINT THAT IS EQUIDISTANT BETWEEN THE LAST DESCRIBED POINT AND THE INTERSECTION OF SAID MEANDER LINE AND THE CENTER LINE OF VACATED ISLAND STREET AS SHOWN ON SAID PLAT OF GIBRALTER, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHWESTERLY TO A POINT ON THE CENTER LINE OF THE EXISTING COUNTY ROAD THAT IS EQUIDISTANT BETWEEN THE POINT OF INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF VACATED ISLAND STREET AS SHOWN ON SAID PLAT OF GIBRALTER AND THE POINT OF INTERSECTION OF SAID CENTER LINE AND THE SOUTHWESTERLY LINE OF THAT TRACT OF PROPERTY CONVEYED TO LAURENCE E NICHOLSON AND DOROTHY NICHOLSON, HUSBAND AND WIFE, BY DEED DATED THE 5TH DAY OF JANUARY 1962, AND RECORDED JANUARY 19, 1962, IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 617043, RECORDS OF SKAGIT COUNTY; THENCE CONTINUING NORTHWESTERLY ALONG THE SAME LINE



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