

When recorded return to:

Mr. Clifford Zeifman
5120 State Hwy
Riesel, TX 76682



201409160037

Skagit County Auditor \$75.00
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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 147707-OAE

LAND TITLE OF SKAGIT COUNTY

QUIT CLAIM DEED

Grantor: Rebecca Grace Zeifman

Grantee: Clifford Zeifman

Abbreviated Legal: Ptn Gov. Lot 5, 30-35-2; Ptn Trs. 11-13, Plate 11 & Ptn Tr. 7, Pale 14, Anacortes
Tidelands

Tax Parcel Number(s): P33024/350229-0-010-0002, P33042/350230-0-012-0502, P33200/350230-0-217-0000,
P33201/350230-0-218-0009, P33202/350230-0-219-0008

THE GRANTOR REBECCA GRACE ZEIFMAN for and in consideration of COMMUNITY PROPERTY
WAC 458-61A-03 conveys and quit claims to CLIFFORD ZEIFMAN, A MARRIED MAN AS HIS
SEPARATE PROPERTY the following described real estate, situated in the County of Skagit State of
Washington, together with all after acquired title of the Grantor therein:

See Attached Full Legal Description

Dated: September 4, 2014

Rebecca Zeifman
Rebecca Grace Zeifman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 3430
SEP 16 2014

Amount Paid \$0
By Kelli Hall Skagit Co. Treasurer
Deputy

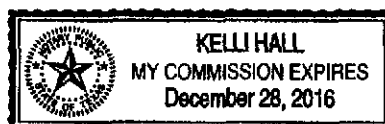
State of Texas
County of Trans SS:

I certify that I know or have satisfactory evidence that Rebecca Grace Zeifman
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 9/16/14

Kelli Hall

Notary Public in and for the State of Texas
Residing at: 4212 Medical Parkway Austin TX 78756
My appointment expires: 12/28/16



Schedule "A-1"

147707-OAE

DESCRIPTION:

PARCEL "A":

Tracts 11, 12 and that portion of Tract 13 lying North of an East-West line which is 520 feet Northerly of and parallel to the South boundary of Sections 29 and 30, Township 35 North, Range 2 East, W.M., all as shown on "Plate No. 11, Tide and Shore Lands of Section 30, Township 35 North, Range 2 East, W.M., Anacortes Harbor", according to the official map thereof on file in the Office of the State Land Commissioner at Olympia, Washington,

EXCEPT railroad rights of way,

AND EXCEPT those portions conveyed to Great Northern Railway Company, a Minnesota corporation, by Deeds filed January 27, 1954 and September 23, 1958, under Auditor's File Nos. 49763 and 570735, respectively.

ALSO, that portion of Tract 7, "Plate No. 14, Tide and Shore Lands of Section 29, Township 35 North, Range 2 East, W.M., Anacortes Harbor", according to the official map thereof in the Office of the State Land Commissioner at Olympia, Washington, lying North of an East-West line which is 520 feet Northerly of and parallel with the South boundary of Sections 29 and 30, Township 35 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 5, Section 30, Township 35 North, Range 2 East, W.M., lying North of an East-West line which is 520 feet Northerly of and parallel with the South boundary of Sections 29 and 30, Township 35 North, Range 2 East, W.M., and lying East of Washington State Road No. 536,

EXCEPT railroad rights of way,

ALSO EXCEPT that portion conveyed to Seattle and Northern Railway Company by deed recorded January 10, 1890 in Volume 9 of Deeds, page 278,

ALSO EXCEPT that portion conveyed to Great Northern Railway Company by deed recorded November 13, 1953, under Auditor's File No. 495092,

ALSO EXCEPT that portion conveyed to City of Anacortes for highway purposes by deed recorded April 16, 1925, under Auditor's File No. 182805.

Situate in the County of Skagit, State of Washington.



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Schedule "A-1"

147707-OAE

DESCRIPTION CONTINUED:

PARCEL "C":

A strip of land lying Southwesterly of the Northeasterly right of way line of the original Burlington Northern Railroad right of way as shown on railroad right of way plan dated December 18, 1952, "Anacortes No. 1", described as follows:

Beginning at the Southeast corner of Section 30, Township 35 North, Range 2 East, W.M.;
thence North $89^{\circ}50'14''$ West a distance of 308.05 feet along the South line of said section to the Northeasterly line of said right of way;
thence along said right of way line North $48^{\circ}48'02''$ West a distance of 530.08 feet;
thence along a tangent curve to the right having a radius of 1,859.38 feet and an arc length of 546.95 feet to the true point of beginning;
thence along said right of way line on a curve to the right having a radius of 1,859.38 feet and an arc length of 134.57 feet;
thence along said right of way line on a curve to the right having a radius of 5,680.87 feet and an arc length of 254.35 feet;
thence along said right of way line on a curve to the right having a radius of 1,859.35 feet and an arc length of 232.41 feet to the South line of Government Lot 7;
thence South $89^{\circ}33'59''$ West a distance of 22.32 feet along the South line of said Lot 7 to a point which is 33.00 feet Northeasterly of and measured perpendicular to the centerline of the existing rails;
thence Southeasterly along a line that is 33.00 feet Northeasterly of the centerline of the existing rails to a point which bears South $57^{\circ}12'35''$ West from the true point of beginning;
thence North $57^{\circ}12'35''$ East a distance of 28.46 feet to the true point of beginning.

TOGETHER WITH that portion of the original railroad right of way lying in Tract 11, Plate 11, Tide and Shore Lands of Section 30, Township 35 North, Range 2 East, W.M., dated May 1, 1893, lying Easterly of a line that is 33.00 feet Easterly of and measured perpendicular to the centerline of the existing rails.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

A non-exclusive easement, perpetual easement to construct, maintain, install, repair, alter and operate a water main in, into, over, across and under a strip of land 20 feet in width, in that portion of Government Lot 5, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point on the East line of Government Lot 5, Section 30, Township 35 North, Range 2 East, W.M., that is 520 feet North of the South line of said Section 30;
thence South $89^{\circ}50'14''$ East a distance of 231.85 feet, parallel to the South line of said Section 30, to the Easterly right of way of the Fidalgo Bay Road;



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Schedule "A-1"

147707-OAE

DESCRIPTION CONTINUED:

PARCEL "D" continued:

thence North 47°31'44" East a distance of 44.71 feet to the Southwesterly right of way line of the original Burlington Northern Railroad right of way as shown on railroad right of way plan dated December 18, 1952, "Anacortes No. 1" and the true point of beginning;
thence North 47°31'44" East a distance of 57.22 feet to a line which is parallel to and 15.00 feet Northeasterly of the centerline of the existing railroad track as measured perpendicular to the centerline of said track;
thence Northerly along said line a distance of 358.24 feet;
thence North 61°23'11" East a distance of 18.00 feet.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

A non-exclusive, perpetual easement for sewer, cable, power, telephone, fiber optics, wire, and any other necessary or customary residential services over, under, through and across a 30.00 wide strip of land being a portion of the South ½ of Government Lot 7, Section 30, Township 35 North, Range 2 East, W.M., and a portion of Tract 11, "Plate No. 11, Tide and Shore Lands of Section 30, Township 35 North, Range 2 East, W.M., Anacortes Harbor", said strip lying 15.00 feet on each side of the following described centerline:

Beginning at the Southwest corner of said Tract 11;
thence North 84°06'51" East a distance of 16.37 feet along the South boundary of said Tract 11 to the Easterly line of a 50.00 foot strip deeded to Seattle and Northern Railroad Company March 4, 1891 in Volume 19 of Deeds, page 56, under Auditor's File No. 1197;
thence Northwesterly along a curve to the right of said Easterly line having a radius of 1,876.35 feet, an arc length of 64.02 feet, and a chord bearing of North 16°54'58" West to the true point of beginning;
thence North 79°28'08" West a distance of 16.59 feet;
thence South 75°29'36" West a distance of 13.84 feet;
thence along a tangent curve to the right having a radius of 44.00 feet, through a central angle of 85°30'50" and an arc length of 65.67 feet;
thence North 18°59'55" West a distance of 38.86 feet;
thence North 24°56'16" West a distance of 100.32 feet;
thence North 10°38'37" West a distance of 64.75 feet;
thence North 17°36'03" West a distance of 84.10 feet;
thence North 25°16'20" West a distance of 80.15 feet;
thence along a tangent curve to the right having a radius of 44.00 feet, through a central angle of 18°14'37" and an arc length of 14.01 feet;
thence along a tangent curve to the left having a radius of 44.00 feet, through a central angle of 61°06'40" and an arc length of 46.93 feet to the Easterly right of way of the Fidalgo Bay Road. The sidelines of said strip of land being prolonged or shortened to conform to the grantor's property lines.

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