

When recorded return to:  
Herbert and Nancy Wiseman  
24528 Wiseman Lane  
Mount Vernon WA 98273



201410270158

Skagit County Auditor \$73.00  
10/27/2014 Page 1 of 2 3:20PM

### QUIT CLAIM DEED

THE GRANTOR(S) HERBERT M. WISEMAN, AS HIS SEPARATE PROPERTY

for and in consideration of Establishing Community Property WAC 458-61A-203 (1)

in hand paid, conveys and quit claims to HERBERT M. WISEMAN AND NANCY J. WISEMAN, HUSBAND AND WIFE

the following described real estate, situated in the County of SKAGIT, State of Washington

together with all after acquired title of the grantor(s) herein:

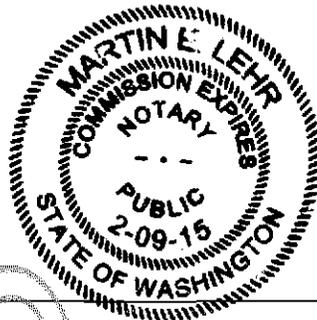
SEE ATTACHED EXHIBIT A

Abbreviated Legal: South half of the NW1/4 of Section 17, Township 34N, Range 4E

Tax Parcel Number(s): 340417-2-019-0200 P123128

Dated: OCT 22 2014

Herbert M. Wiseman



STATE OF WASHINGTON  
COUNTY OF SKAGIT

ss.

I certify that I know or have satisfactory evidence that Herbert M. Wiseman (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 22, 2014

Martin E. Lehr  
Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at La Conner  
My appointment expires: 2-9-15

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144050  
OCT 27 2014

Amount Paid \$ 8  
By IMG Skagit Co. Treasurer Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION

That portion of the South Half (S ½) of the Northwest Quarter (NW ¼) of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at a point on the South line of said subdivision that is 780 feet East of Southwest corner thereof, said point being 10 feet West of the East line of the abandoned right of way of the Bellingham and Skagit Railway Company and said point also being on the East line of Urban Avenue extended South as conveyed to the City of Mount Vernon by deed recorded under Auditor's File No. 567036; thence North along a line parallel to and 10 feet West of the East line of the abandoned right of way of the Bellingham and Skagit Railway (being the East line of Urban Avenue) a distance of 476.85 feet to the TRUE POINT OF BEGINNING of this property description and which point is 30.01 feet North of, as measured along said East line of Urban Avenue, the Northwest corner of that certain tract of land conveyed to William G. Hulbert, et ux, by deed recorded May 27, 1978, under Auditor's File Not. 876235, records of Skagit County, Washington; thence continue North along said parallel line and the East line of Urban Avenue to the North line of the South Half (S ½) of the Northwest Quarter (NW ¼); thence East along said North line to a point that is 125 feet Northwesterly, measured radially and at right angles from the centerline of the main track of the Great Northern Railway Company (now Burlington Northern) as originally located and constructed, said point being the Northwest corner of that certain tract of land conveyed to the Great Northern Railway Company by deed recorded September 11, 1967, under Auditor's File No. 704195, records of Skagit County Washington; thence Southwesterly along the Westerly line of the Great Northern tract, being a line that is parallel with and 125 feet Northwesterly, measured radially and at right angles from the main track of the said Great Northern Railway right of way to a point lying East of the Point Of Beginning; thence West along a line parallel to the South line of said Northwest Quarter (NW ¼) to the Point of Beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under the West 209 feet of the North 30 feet of the property to the South.



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