

After recording return to:

Mr. Patrick M. Hayden, Lawyer
109 Warner Street
P.O. Box 454
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144545
DEC 01 2014

Amount Paid \$
By *mm* Deputy
Skagit Co. Treasurer

Document Title: Quit Claim Deed

Grantor: Skagit County, a Political Subdivision of the State of Washington.

Grantees: Edward Patrick Wardell and Gail Ann Lewis-Wardell, husband and wife.

Tax Parcel No(s): P74608 (XrefID No.: 4135-020-009-0009)

Abbreviated Legal: Portions of vacated right-of-way adjacent to MONTBORNE, BLOCK 20, LOT 5 THROUGH 9, ACRES 0.65, ALSO TOGETHER WITH THE SOUTHWESTERLY 1/2 OF OREGON STREET, LYING BETWEEN THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 5 AND THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 9, BLOCK 20, ALL AS SHOWN ON THE "PLAT OF THE TOWN MONTBORNE", SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, PER DEED FROM SKAGIT COUNTY PER AF#200305160039.

QUIT CLAIM DEED

The Grantor, Skagit County, a Political Subdivision of the State of Washington, for the sole purpose of correcting inaccuracies in title to former public right-of-way to facilitate the issuance of title insurance, and not for monetary consideration, but for good and valuable consideration, conveys and quit claims to Edward Patrick Wardell and Gail Ann Lewis-Wardell, husband and wife, the Grantees, the following described real estate, including any after-acquired interest of Grantor, situated in the County of Skagit, State of Washington:

See, **Exhibit A**, attached hereto and incorporated by reference.

Situate in Skagit County, State of Washington.

This deed is given to quiet title to a public right-of-way pursuant to Laws 1889-90, Chapter 19, Section 32 and Laws of 1909, Chapter 90, Section 1, in recognition that this right-of-way was unopened between 1890 and 1904, and not for monetary consideration. The purpose of this deed is solely to correct an inaccuracy in the records of title.

ORIGINAL

This conveyance is subject to private easements and/or private rights-of-way, and/or other claims of use and/or possession, if any, over and across the above-described real property. The above-described property is combined with adjoining properties of Grantees, and shall not be conveyed as separate building lots without compliance with the applicable Skagit County subdivision code. The property described herein is to be aggregated with the property owned by Grantees as part of the recognition of the reversionary rights of Grantees to vacated streets and alleys, and is not for the purpose of creating additional building lot(s).

DATED this 3 day of November, 2014.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

Ron Wesen
RON WESEN, Chair
Kenneth A. Dahlstedt
KENNETH A. DAHLSTEDT, Commissioner
Sharon D. Dillon
SHARON D. DILLON, Commissioner

Attest:

Amber Kueger
Clerk of the Board

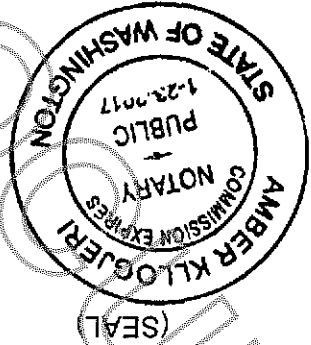
Approved as to form:
[Signature]
Deputy Prosecuting Attorney

BOUNDARY ADJUSTMENT
Reviewed and approved in accordance
with Skagit County Code Chapter 14.18
[Signature]
Skagit Co. Planning & Dev. Services
Date 11/17/2014



UNOFFICIAL DRAFT

201412010158
\$76.00
3 of 5 3:42PM
Skagit County Auditor
12/1/2014 Page



Amber Kilgus
Notary Public
print name: Amber Kilgus
Residing at Mount Vernon
My commission expires 1-23-2017

DATED this 3 day of November, 2014.

I certify that I know or have satisfactory evidence that Ron Wesen, Kenneth A. Dahisted and/or Sharon D. Dillon, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized execute the instrument and acknowledged it as Commissioner(s) of Skagit County, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

STATE OF WASHINGTON
COUNTY OF SKAGIT
} ss.

Exhibit A

The Northeast one-half (1/2) of the alleyway adjacent to the Southwesterly boundary of the following described property, lying between the Southwesterly extension of the Southeasterly line of lot 5, Block 20, and the Southwesterly extension of the Northwesterly line of Lot 9, Block 20, of the following described real property:

Lots 5 through 9, Block 20, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington; also together with the portion of vacated right-of-way adjacent to Montborne, Block 20, Lots 5 through 9, described as the Southwesterly 1/2 of Oregon Street, lying between the Northeastly extension of the Southeasterly line of Lot 5 and the Northeastly extension of the Northwesterly line of Lot 9, Block 20, all as shown on the "Plat of the Town of Montborne, Skagit County, Washington," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, per deed from Skagit County, AF #200305160039.

Containing 0.65 acres, more or less.

Situate in Skagit County, State of Washington.



ST MONTBORNE ROAD

MONTBORNE ROAD

LEE ROAD

~~PLAY OF THE TOW
OF MONTBORNE~~

4135

SURVEY
AF 20090821

SURVEY
AF 20070
STREE

5