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201412100076
Skagit County Auditor $74.00
12/10/2014 Page 1 of 3 3:38PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144686
DEC 10 2014
Amount Paid $0
Skagit Co. Treasurer
By HD Deputy

Commitment Number: 501843

After Recording Return To:
Joel G. Marquardt and Leslie L. Cavanaugh
19610 ARBOR LN., MOUNT VERNON, WA 98274
EXEMPT: WAC 458-61A-201(1) - GIFT

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
P29423 & P29628

QUITCLAIM DEED

Joel G. Marquardt, a single man, hereinafter grantor, of **Skagit County, Washington**, for $0.00 and as a gift for no consideration paid, grants and quitclaims to **Joel G. Marquardt** and **Leslie L. Cavanaugh**, hereinafter grantees, whose tax mailing address is **19610 ARBOR LN., MOUNT VERNON, WA 98274**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

PARCEL "A": That portion of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., described as follows: Beginning at the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of the Southeast % of said Section 32; thence North 89°30'21" East along the South line of said subdivision, a distance of 40.00 feet; thence North 0°00'21" East along a line which is parallel to and 40.00 feet Easterly of the West line of said subdivision a distance of 120.00 feet; thence North 89°30'21" East a distance of 110.37 feet; thence South 0°01'45" East a distance of 120.00 feet to the South line of said Northeast 1/4 of the Southwest 14 of the Southeast 14 of Section 32; thence South 89°30'21" West a distance of 110.44 feet along the South line of said subdivision to the point of beginning. TOGETHER WITH an easement for road purposes over the following described property: That portion of the Northwest 14 of the Southwest 14 of the Southeast 14 of Section 32, Township 34 North, Range 4 East, W.M., described as follows: Beginning at the Southeast corner of the Northwest of the Southwest 1/4of the Southeast 1/4 of said Section 32; thence North 0°00o21" East along the East line of the Northwest 1/4 of the Southwest 14 of the Southeast 1/4, a distance of 22.81

feet to the Northeasterly line of the Blodgett Road and the true point of beginning; thence continue North 0°00'2r East along the East line of said Northwest 14 of the Southwest 14 of the Southeast 14 a distance of 17.19 feet; thence West parallel to the South line of said Northwest 14 of the Southwest 14 of the Southeast 4 to the Northeasterly line of the Blodgett Road; thence Southeasterly along the Northeasterly line of the Blodgett Road to the true point of beginning. ALSO TOGETHER WITH a non-exclusive easement over and across a strip of land to be used for road purposes 40 feet in width lying 20 feet on each side of the following described center line: Beginning at the Southwest corner of the Southwest 1/4 of the Northeast 14 of the Southwest 14 of the Southeast 1/4 of Section 32, Township 34 North. Range 4 East, W.M; thence North 89°30'21" East along the South line of said subdivision, a distance of 20.00 feet to the true point of beginning of this center line description; thence North 0°00'21" East along a line which is parallel to and 20 feet Easterly of the West line of said subdivision, a distance of 120.00 feet. Situate in the County of Skagit, State of Washington. PARCEL "B": That portion of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., described as follows: Beginning at the Southwest corner of said subdivision; thence North 89°30'21" East along the South line of said subdivision, a distance of 40 feet; thence North 0°00'21" East along a line which is parallel to and 40 feet Easterly of the West line of said subdivision a distance of 120 feet to the true point of beginning; thence North 89°30'21" East a distance of 110.37 feet; thence North 0°01'45" West a distance of 25 feet; thence South 89°30'21" West a distance of 110.37 feet, more or less, to a point 40 feet East of the West line of said subdivision; thence South 0°00'2r' West along said line which is parallel to and 40 feet East of said West line of said subdivision a distance of 25 feet, more or less, to the true point of beginning. Situate in the County of Skagit, State of Washington.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record, in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **No. 200908260071**

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Executed by the undersigned on Dec 5, ~~2011.~~ 2014

Joel G. Marquardt

Joel G. Marquardt

STATE OF Washington
COUNTY OF Skagit

The foregoing instrument was acknowledged before me on Dec. 5, ~~2011~~ 2014 by **Joel G. Marquardt**, who is personally known to me or has produced Washington Driver License as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

Notary Public
State of Washington
KIMBERLY D. BUCHANAN
MY COMMISSION EXPIRES
May 20, 2016

Notary Public

Grantees' Names and Address:

Joel G. Marquardt and **Leslie L. Cavanaugh**
19610 ARBOR LN., MOUNT VERNON, WA 98274
Send tax statement to grantees

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