



Skagit County Auditor
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\$75.00
2:49PM

After recording return document to:

YOUNGQUIST & BETZ
Attorneys at Law
904 South Third Street
Mount Vernon, WA 98273

DOCUMENT TITLE: QUIT CLAIM DEED

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Mark R. Erickson, Successory Trustee of the Lilly E. Erickson
Testamentary Trust

**Estate of Lilly E. Erickson/
Skagit County Probate No. 08-4-00307-8**

ADDITIONAL GRANTORS ON PAGE ____ OF DOCUMENT.

GRANTEE(S): Steven C. Erickson, a married man, as his separate property

ADDITIONAL GRANTEES ON PAGE ____ OF DOCUMENT.

P22276: W 290.5 feet of SW ¼ of NW ¼ of S22-T34N-R3E, W.M.

P22300: E ½ of the SE ¼ of NW ¼ of S22-T34N-R3E, W.M.

P22299: W 290.5 feet of E ½ of the SE ¼ of NW ¼ of S22-T35N-R3E, W.M.

P22302: E 14 acres of the W ½ of SW ¼ of NW ¼ of S22-T34N-R3E, W.M.

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 3, 4 & 5 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): P22276, P22300, P22299 & P22302

QUIT CLAIM DEED

THE GRANTOR, **MARK R. ERICKSON**, Successor Trustee of the **Lilly E. Erickson Testamentary Trust**, for and in consideration of fulfillment of the conditions set forth in the Last Will and Testament and Testamentary Trust contained therein of **LILLY E. ERICKSON**, conveys and quit claims to **STEVEN C. ERICKSON**, a married man, as his separate property, all of Grantor's interest in 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 Exhibit "A" for legal description)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014-4790
DEC 17 2014

DATED this 10th day of December, 2014

Mark R. Erickson

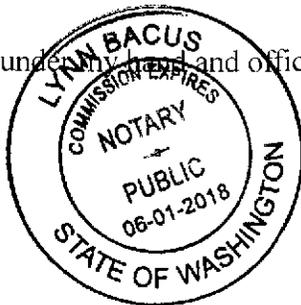
MARK R. ERICKSON, Successor Trustee of the **Lilly E. Erickson Testamentary Trust**

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

STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this day personally appeared before me, **MARK R. ERICKSON**, known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10th day of December, 2014.



Lynn Bacus

Notary Public in and for the State of Washington, residing at Mount Vernon.



EXHIBIT "A"

Tax Parcel No. 22276

The West 290.5 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 34 North, Range 3 East, W.M.

EXCEPT that portion of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ described as follows:

Beginning at a point on the North line of the McLean County Road, as it existed on March 8, 1989, which is 290.5 feet East of the West line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

Thence North a distance of 270.0 feet;

Thence West a distance of 300.0 feet;

Thence South a distance of 270.0 feet to the North line of said McLean County Road;

Thence East along the North line of said McLean County Road, to the point of beginning.

Situate in the County of Skagit, State of Washington.

Tax Parcel No. 22300

The East Half of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 22, Township 34 North, Range 3 East, W.M.

EXCEPT that portion lying within the West 290.5 feet of said East half of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$

EXCEPT that portion within the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ described as follows:

Beginning at a point on the North line of the McLean County Road, as it existed on March 8, 1989, which is 209.5 feet East of the West line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

Thence North a distance of 270.0 feet;

Thence West a distance of 300.0 feet;

Thence South a distance of 270.0 feet to the North line of said McLean County Road;

Thence East along the North line of said McLean County Road, to the point of beginning.



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Also EXCEPT ditch and road rights of way;

Situate in the County of Skagit, State of Washington.

Tax Parcel No. P22299:

The West 290.5 feet of the East Half of the Southeast Quarter of the Northwest Quarter of Section 22, Township 35 North, Range 3 East, W.M., EXCEPT road, dike and drainage ditch right of way, situate in the County of Skagit, State of Washington.

Tax Parcel No. 22302:

The East 14 acres of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 22, Township 34 North, Range 3 East, W.M., EXCEPT the following described parcel:

Beginning at a point on the South line of said subdivision, which point bears North 89 degrees 24'00" East, a distance of 174.75 feet from the Southwest corner of said West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence North 0 degrees 10'59" East along a line which is parallel to and 174.75 feet East of the West line of said subdivision, a distance of 570.00 feet to the TRUE POINT OF BEGINNING of this property description; thence North 89 degrees 24'00" East, a distance of 115.00 feet; thence South 0 degrees 10'00" West, a distance of 230.5 feet; thence South 89 degrees 24' West, a distance 115.00 feet; thence North 0 degrees 10.59" East along said parallel line, a distance of 230.5 feet to the TRUE POINT OF BEGINNING of this property description; AND EXCEPT the following described parcel:

Beginning at a point on the South line of said subdivision, which point bears North 89 degrees 24'00" East, a distance of 174.75 feet from the Southwest corner of said West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence North 0 degrees 10'59" East along a line which is parallel to and 174.75 feet East of the West line of said subdivision, a distance of 570.00 feet to the TRUE POINT OF BEGINNING of this property description; thence continuing North 0 degrees 10'59" East along said line which is parallel to and 174.75 feet East of the West line of said subdivision, a distance of 167.00 feet; thence North 89 degrees 24'00" East, a distance of 115.00 feet; thence South 0 degrees 10'00" West, a distance of 167.00 feet; thence South 89 degrees 24' West, a distance of 115.00 feet to the TRUE POINT OF BEGINNING of this property description.

AND ALSO EXCEPT that County Road known as McLean Road along the South line thereof.

