

201412290320

Skagit County Auditor
12/29/2014 Page

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\$74.00

3 4:03PM

Return Document to:

Dick and Carmen Werder Family Trust
3109 Blanchard Rd.
Bow, WA 98232

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 29 day of December, 2014, by the Grantor(s),

Hower, I. Lynne trustee of Hower Revocable Living Trust
Whose Address is
445 Garden Lane Burlington, WA 98233
in the County of Skagit

to the Grantee(s),

Dick and Carmen Werder Family Trust; Werder, Richard W. and Werder, Carmen M. Trustees
Husband and Wife as joint tenants with Rights of Survivorship
Whose Address is
3109 Blanchard Rd, Bow, WA 98232
in the County of Skagit

WITNESSETH, That the said Grantor, for \$70,000
Seventy thousand dollars and zero cents

the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of State of Washington, to Wit: (Legal Description)

See exhibit "A" P48054/360322-2-008-0007

22-36-3 SW NW

2014 4948
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 29 2014

Amount Paid \$ 1251.⁰⁰
Skagit Co. Treasurer

By MF Deputy

Commonly known as:

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature *Lynne Hower*
Print Name: *Lynne Hower*
Capacity: *Witness*

Signature _____
Print Name: _____
Capacity: _____

Signature _____
Print Name _____
Capacity _____

Signature _____
Print Name _____
Capacity _____

Signature _____
Print Name _____
Capacity _____

Signature _____
Print Name _____
Capacity _____

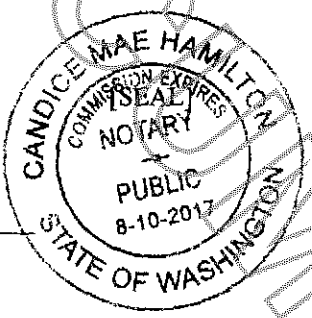
STATE OF *Washington*
COUNTY OF *Skagit*

On this day *12-29-14* personally appeared before me, *Lynne Hower*

to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this *29th* day of *December* 20*14*

WITNESS my hand and official seal.

Signature *Candice Mae Hamilton*
Print Name *CANDICE MAE HAMILTON*
Residing at *Sedro Woolley with*
My Commission Expires *08/10/2017*



This Document Prepared by:

Carmen Werder
3109 Blanchard Rd.
Bow, WA 98232



QUITCLAIM DEED EXHIBIT "A"

Legal description:

F48054/360322-2-008-0007

ACREAGE ACCOUNT, ACRES 17.96, THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING NORTHEASTERLY OF THE MCELROY SLOUGH, EXCEPT THAT PORTION LYING WITHIN COUNTY ROAD AND EXCEPT THAT PORTION CONVEYED TO LARRY G. HOWER, ETUX BY DEED RECORDED AUGUST 14, 1978, UNDER AUDITOR'S FILE NO. 885459. ALSO EXCEPT: A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A HUB IN A CENTER OF COUNTY ROAD 876.3 FEET SOUTH OF THE CORNER OF SECTIONS 15, 16, 21 AND 22, AND RUNNING THENCE ALONG CENTER OF SAID ROAD SOUTH 68 DEGREES 22' EAST 214 FEET; THENCE SOUTH 52 DEGREES 40' EAST 190 FEET; THENCE SOUTH 17 DEGREES 38' EAST 568 FEET, THENCE SOUTH 0 DEGREES 3' EAST 414 FEET TO CENTER OF MAIN CHANNEL OF MCELROY SLOUGH, THENCE FOLLOWING THE CENTER OF SAID CHANNEL WESTERLY AND NORTHERLY TO BLANCHARD LOGGING RAILROAD TRESTLE AS NOW CONSTRUCTED, THENCE NORTHWESTERLY ALONG EASTERLY SIDE OF SAID TRESTLE TO INTERSECTION WITH SECTION LINE BETWEEN SECTIONS 21 AND 22, THENCE NORTH ALONG SAID SECTION LINE TO PLACE OF BEGINNING, EXCEPTING AND RESERVING RIGHT OF WAY OF SAID COUNTY ROAD AND OF THE SEATTLE AND MONTANA RAILWAY COMPANY OVER AND ACROSS SAID LANDS, ALSO EXCEPTING AND RESERVING A STRIP OF LAND 3 FEET IN WIDTH ADJOINING SAID BLANCHARD LOGGING RAILWAY OVER AND ACROSS THAT CERTAIN 2.29 ACRE TRACT EMBRACED WITHIN THE ABOVE DESCRIPTION AND HERETOFORE CONVEYED TO BLANCHARD SHINGLE COMPANY BY DEED DATED AUGUST 25, 1902 AND RECORDED APRIL 29, 1903 IN VOLUME 50 OF DEEDS PAGE 415, RECORD OF DEEDS OF SKAGIT COUNTY AUDITOR. ALSO TOGETHER WITH COUNTY ROAD RIGHT-OF-WAY DESCRIBED AS FOLLOWS: LOCATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., THAT PORTION OF UNOPENED COUNTY RIGHT-OF-WAY KNOWN AS WOOD ROAD #24400 BEING 60 FEET IN WIDTH LYING WESTERLY OF THE CENTER LINE OF SAID SECTION 22 AND CONTINUING IN A NORTHWESTERLY DIRECTION TO ITS INTERESECTION WITH THE WEST LINE OF SAID SECTION 22, PER FINAL ORDER OF VACATION UNDER RESOLUTION # R20020285 RECORDED UNDER AF# 200208080139. THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING NORTHEASTERLY OF THE MCELROY SLOUGH, EXCEPT THAT PORTION LYING WITHIN COUNTY ROAD AND EXCEPT THAT PORTION CONVEYED TO LARRY G. HOWER, ETUX BY DEED RECORDED AUGUST 14, 1978, UNDER AUDITOR'S FILE NO. 885459. ALSO EXCEPT: A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A HUB IN A CENTER OF COUNTY ROAD 876.3 FEET SOUTH OF THE CORNER OF SECTIONS 15, 16, 21 AND 22, AND RUNNING THENCE ALONG CENTER OF SAID ROAD SOUTH 68 DEGREES 22' EAST 214 FEET; THENCE SOUTH 52 DEGREES 40' EAST 190 FEET; THENCE SOUTH 17 DEGREES 38' EAST 568 FEET, THENCE SOUTH 0 DEGREES 3' EAST 414 FEET TO CENTER OF MAIN CHANNEL OF MCELROY SLOUGH, THENCE FOLLOWING THE CENTER OF SAID CHANNEL WESTERLY AND NORTHERLY TO BLANCHARD LOGGING RAILROAD TRESTLE AS NOW CONSTRUCTED, THENCE NORTHWESTERLY ALONG EASTERLY SIDE OF SAID TRESTLE TO INTERSECTION WITH SECTION LINE BETWEEN SECTIONS 21 AND 22, THENCE NORTH ALONG SAID SECTION LINE TO PLACE OF BEGINNING, EXCEPTING AND RESERVING RIGHT OF WAY OF SAID COUNTY ROAD AND OF THE SEATTLE AND MONTANA RAILWAY COMPANY OVER AND ACROSS SAID LANDS, ALSO EXCEPTING AND RESERVING A STRIP OF LAND 3 FEET IN WIDTH ADJOINING SAID BLANCHARD LOGGING RAILWAY OVER AND ACROSS THAT CERTAIN 2.29 ACRE TRACT EMBRACED WITHIN THE ABOVE DESCRIPTION AND HERETOFORE CONVEYED TO BLANCHARD SHINGLE COMPANY BY DEED DATED AUGUST 25, 1902 AND RECORDED APRIL 29, 1903 IN VOLUME 50 OF DEEDS PAGE 415, RECORD OF DEEDS OF SKAGIT COUNTY AUDITOR. ALSO TOGETHER WITH COUNTY ROAD RIGHT-OF-WAY DESCRIBED AS FOLLOWS: LOCATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., THAT PORTION OF UNOPENED COUNTY RIGHT-OF-WAY KNOWN AS WOOD ROAD #24400 BEING 60 FEET IN WIDTH LYING WESTERLY OF THE CENTER LINE OF SAID SECTION 22 AND CONTINUING IN A NORTHWESTERLY DIRECTION TO ITS INTERESECTION WITH THE WEST LINE OF SAID SECTION 22, PER FINAL ORDER OF VACATION UNDER RESOLUTION # R20020285 RECORDED UNDER AF# 200208080139



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