

**When recorded return to:**

Michael Richeson  
15601 Ovenell Rd  
Mount Vernon, WA 98273



Skagit County Auditor  
1/5/2015 Page

201501050091  
1 of 2 2:11PM  
\$73.00

Filed for Record at Request of  
Guardian Northwest Title  
Escrow Number: 108542

**GUARDIAN NORTHWEST TITLE CO.**  
**QUIT CLAIM DEED** 108542-2

**Abbreviated Legal:**

THE GRANTOR SUSAN E. RICHESON, WIFE OF MICHAEL A. RICHESON for and in consideration of Establish Separate Estate conveys and quit claims to Michael A. Richeson, a married man, as his separate estate the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantor therein:

That portion of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3;  
thence South  $0^{\circ}07'49''$  West (called South  $1^{\circ}04'30''$  East in previous descriptions) along the West line of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  for a distance of 266.50 feet, more or less, to the South line of the North 266.38 feet (as measured perpendicular to and parallel with the North line) of said subdivision;  
thence South  $88^{\circ}12'59''$  East (called South  $89^{\circ}24'00''$  East in previous descriptions) along said South line for a distance of 260.25 feet, more or less, to the East line of the West 260.25 feet (as measured along the North line) of said subdivision;  
thence continue South  $88^{\circ}12'59''$  East for a distance of 118.07 feet;  
thence South  $0^{\circ}07'49''$  West for a distance of 231.57 feet to the true point of beginning;  
thence South  $79^{\circ}50'58''$  West for a distance of 23.09 feet;  
thence South  $9^{\circ}00'33''$  East for a distance of 107.90 feet;  
thence South  $18^{\circ}50'28''$  East for a distance of 166.19 feet, more or less, to the Northerly right-of-way margin of Ovenell Road (being 15 feet Northwesterly from the as-constructed roadway centerline);  
thence North  $58^{\circ}58'48''$  East along said Northerly right-of-way margin of Ovenell Road for a distance of 196.22 feet;  
thence North  $8^{\circ}05'19''$  West for a distance of 202.31 feet, more or less, to a point bearing North  $79^{\circ}50'58''$  East from the true point of beginning;  
thence South  $79^{\circ}50'58''$  West for a distance of 187.85 feet, more or less, to the true point of beginning.

EXCEPT from all the above roads, ditches and rights-of-way thereof.

Tax Parcel Number(s): P21093, 340303-4-004-0002

**Dated:** 1-2-15

  
Susan E. Richeson

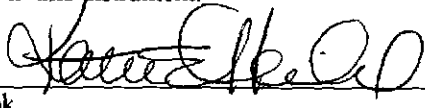
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
201529  
JAN 05 2015

Amount Paid \$  
Skagit Co. Treasurer  
By  Deputy

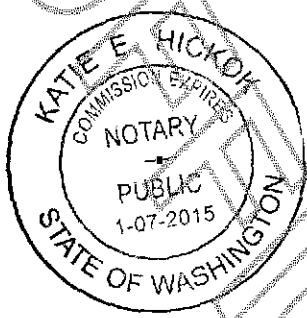
State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Susan E. Richeson the person who appeared before me, and said person acknowledge that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-2-15



Katie Hickok  
Notary Public in and for the State of Washington  
Residing at: Mt Vernon  
My appointment expires: 1/07/2015



201501050091