



201501150115

Skagit County Auditor

\$73.00

1/15/2015 Page

1 of

2 3:48PM

Filed for Record at request of
and return to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STILES & STILES INC. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284

2015153
JAN 15 2015

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

Legal : O/S #617 AF #762605 1973: LOT 1 BEVERS FINE HOMES SHORT PLAT PL 14-0036
Tax Parcel # 360531-0-004-0002 / P51130

QUIT CLAIM DEED

THE GRANTOR, SHARON BEVER, as the surviving spouse of ROBERT R. BEVER, and sole heir of the ESTATE OF ROBERT R. BEVER, in accordance with the Affidavit RE: Community Property Agreement filed on April 7, 2014, under Auditor's File #201404070049, conveys and quit claims to SHARON BEVER, as her separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 26-79, APPROVED AUGUST 15, 1979 AND RECORDED AUGUST 17, 1979, AS AUDITOR'S FILE NO. 7908170006, IN BOOK 3 OF SHORT PLATS, PAGE 163, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTH 7/15THS OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 5 EAST W.M.

EXCEPT

A 10 FOOT WIDE EASEMENT IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 5 EAST OF WILLAMETTE MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS AND DISTANCES ARE NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE):

COMMENCING AT A CASED BRASS MONUMENT MARKING THE CENTER OF SAID SECTION 31 ALSO BEING A POINT ON THE CENTERLINE OF FRUITDALE ROAD; THENCE NORTH 88°00'36" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND CENTERLINE OF FRUITDALE ROAD FOR A DISTANCE OF 276.25 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST PIPELINE CORPORATION RIGHT OF WAY AND EASEMENT (BEING 20 FEET WESTERLY AS MEASURED FROM THE CENTERLINE OF THE GRANTEE'S MOST WESTERLY PIPELINE); THENCE SOUTH 00°59'27" WEST, ALONG SAID WEST LINE OF RIGHT OF WAY AND EASEMENT FOR A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF FRUITDALE ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°59'27" WEST, ALONG SAID WEST LINE OF RIGHT OF WAY AND EASEMENT FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 88°00'36" WEST, PARALLEL TO SAID CENTERLINE OF FRUITDALE ROAD FOR A DISTANCE OF 600.00 FEET; THENCE NORTH 00°59'27" EAST, PARALLEL TO SAID WEST LINE OF RIGHT OF WAY AND EASEMENT FOR A DISTANCE OF 10.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY; THENCE SOUTH 88°00'36" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY FOR A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

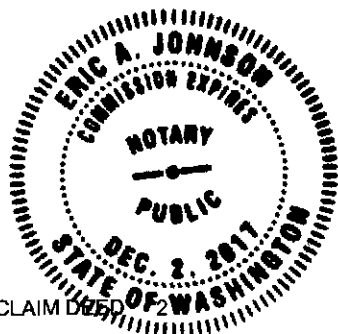
Dated January 14, 2015

Sharon Bever
Sharon Bever, Grantor

STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

On this day personally appeared before me Sharon Bever, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 14th day of January, 2015



E. O. Ree
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley
Commission Expires: 12/2/17



201501150115

QUIT CLAIM DEED

Skagit County Auditor

\$73.00

1/15/2015 Page

2 of

2 3:48PM