

Skagit County Auditor

5/22/2015 Page

1 of

\$74.00

3 10:23AM

When Recorded, Return To:

Greg Greenfield  
C/O Michelle Evans  
PO Box 1202  
Mount Vernon, WA 98273

**QUIT CLAIM DEED**

Grantor: Dawn De Greenfield

Grantee: Gregory Roland Greenfield

Legal Description: See attached, Records of Skagit County, Washington.

Assessor's Tax Parcel #: P23564

THE GRANTOR, Dawn De Greenfield, for and in consideration of the terms of Decree of Dissolution entered in Skagit County Superior Court, Washington under Skagit County Cause No. 14-3-00167-0 conveys and quit claims to the grantee, Gregory Roland Greenfield, the attached described real estate, together with all after acquired title of the grantor.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015/836  
MAY 22 2015

QUIT CLAIM DEED - 1

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

DATED:

5/18/15

Dawn De Greenfield

STATE OF WASHINGTON )

) ss.

COUNTY OF SKAGIT )

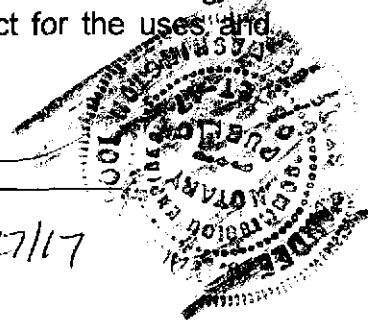
I certify that I know or have satisfactory evidence that Dawn De Greenfield signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED:

5/18/15

[Signature]  
Notary Public

My appointment expires: 8/27/17



## LEGAL DESCRIPTION

Parcel "A":

The East 264 feet of the South 825 feet of the Southwest ¼ of the Southwest ¼ of Section 5, Township 34 North, Range 4 East, W.M., EXCEPT the following described tract:

Beginning at the Southeast corner of the Southwest ¼ of the Southwest ¼ of said Section 5; thence West 264 feet; thence North 530 feet; thence East 280 feet; thence South 530 feet; thence West 16 feet to the place of beginning;

ALSO EXCEPT the following described tract:

Commencing at the Northeast corner of said East 264.00 of the South 825.00 feet; thence South 0 degrees 30' 59" East along the East line of said Southwest ¼ of the Southwest ¼ for a distance of 152.35 feet; thence North 18 degrees 35' 55" West for a distance of 36.19 feet to a point of curvature; thence along the arc of said curve to the right, concave to the Northeast, having a radius of 380.00 feet, through a central angle of 18 degrees 04' 56" an arc distance of 119.93 feet to a point of tangency; thence North 0 degrees 30' 59" West for a distance of 0.63 feet; more or less, to the North line of said South 825.00 feet of the Southwest ¼ of the Southwest ¼ at a point bearing North 89 degrees 18' 30" West from the point of beginning; thence South 89 degrees 18' 30" East along said North line for a distance of 30.01 feet, more or less, to the point of beginning.

Parcel "B":

That portion of an unnamed dedicated road adjoining the West line of Tract 85, "PLAT OF BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, all as described in Skagit County Superior Court Cause No. 81-2-00071-4, that lies within the following described tract:

Beginning at the Northwest corner of the above described Tract; thence South 89 degrees 23' 26" East along the North line of said Tract for a distance of 4.87 feet to the proposed Westerly margin of South Spruce Street; thence South 18 degrees 35' 55" East along said proposed Westerly margin for a distance of 31.13 feet, to a point of curvature; thence along the arc of said curve to the right, having a radius of 320.00 feet, through a central angle of 18 degrees 04' 56" for a distance of 100.99 feet to a point of tangency; thence North 87 degrees 27' 42" West to the Northeast corner of the West 16.00 feet of the South 530.00 feet of the Southeast ¼ of the Southwest ¼ of Section 5, Township 34 North, Range 4 East, W.M.; thence North 89 degrees 18' 30" West along said North line of the South 530 feet for a distance of 16.00 feet to the Northwest corner thereof at a point bearing South 0 degrees 30' 59" East from the point of beginning; thence North 0 degrees 30' 59" West along the West line of said subdivision, also being the West line of the above described unnamed dedicated road right-of-way for a distance of 127.91 feet, more or less, to the point of beginning.

EXCEPT that portion, if any, lying within a Tract of land conveyed to Thad E. Bingham, et ux, by Deed recorded December 10, 1943, as Auditor's File No. 367953.

Parcel "C":

A non-exclusive easement for ingress, egress and utilities over, across and under the following described property as more fully provided for in document recorded September 30, 2004 under Auditor's File No. 200409300160:

The West 35 feet of that portion of Tract 85, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying West of the following described line:

Beginning at a point on the South line of said Tract 85, which is North 88 degrees 55' West, 1212.4 feet and 30 feet North of the South ¼ corner of Section 5, Township 34 North, Range 4 East, W.M., said point being the Southwest corner of that tract conveyed to Joseph Pauli and Ethel Pauli, husband and wife, by deed dated December 26, 1958, and recorded December 29, 1958, under Auditor's File No. 574035; thence North along the West line of the Pauli Tract, 629.3 feet, more or less, to the North line of said Tract 85 and the terminal point of said line being hereby described.