



Skagit County Auditor  
5/26/2015 Page 1 of 3 11:35AM \$74.00

Filed for Record at request of  
and return to:  
STILES & STILES INC. P.S.  
P.O. Box 228 / 925 Metcalf Street  
Sedro Woolley, WA 98284

Legal: Tax 10 that ptn of SW1/4 SW1/4 ly N of C/L of Black Crk  
Tax Parcel # 350523-0-019-0006  
P40130

Legal: NW1/4 SW1/4 less Tax 9&12  
Tax Parcel # 350523-3-001-0000  
P40139

Legal: N1/2 S1/2 NE 1/4 W of Rd less S 286ft  
Tax Parcel # 350522-1-003-0003  
P40094

Legal: S 286ft of N1/2 S1/2 NE1/4 W of Rd  
Tax Parcel # 350522-1-004-0002  
P40095

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151868  
MAY 26 2015

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

**QUIT CLAIM DEED**

The Grantor, Phyllis Louise Queen, as the surviving spouse of Ernest Lon Queen, and sole heir of the Estate of Ernest Lon Queen, in accordance with the Affidavit RE: Community Property Agreement recorded on May 18, 2015 under Auditor's File # 201505180119, conveys and quit claims to Phyllis Louise Queen, 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:

P40130 / 350523-0-019-0006:

That portion of the Southwest quarter (SW1/4) of the Southwest quarter (SW ¼) of Section Twenty-three (23), Township Thirty-five (35) North, Range Five (5) East of the Willamette Meridian, described as follows:

Beginning at a point in the middle of the channel of Black Creek as said channel is described in deed dated May 10, 1923, and recorded in Volume 126 of Deeds at Page 518, a distance of 387.75 feet East of the Northwest corner of said Southwest quarter (SW ¼) of the Southwest quarter (SW ¼); thence South 57 ½ ° East along the middle of said channel, 82.5 feet; thence South 14 ° East along said channel 231 feet; thence along said channel North 78 ° East 330 feet; thence North 70 ° East 214.5 feet; thence North 22 ½ ° East 148.5 feet; thence West 750.75 feet to the point of beginning.

P40139 / 350523-3-001-0000

The Northwest quarter (NW ¼) of the Southwest quarter (SW ¼) of Section Twenty-three (23), Township Thirty-five (35) North, Range Five (5) East of the Willamette Meridian.

EXCEPT from the above premises the following described tracts:

1. That portion lying within the bed and shores of the Skagit River.
2. Beginning at the intersection of an existing fence, which runs in a generally Easterly and Westerly direction across said subdivision with the West line of said subdivision, said point being 270 feet, more or less, South of the Northwest corner of said subdivision; thence Easterly parallel with the North line of said subdivision, to the Easterly toe of an existing dike and rip-rap which runs in a Northwesterly direction across said subdivision from the Skagit River; thence Southeasterly along said toe of the dike and rip-rap to the Skagit River; thence Northeasterly along said river to its intersection with the East line of said Northwest quarter (NW ¼) of the Southwest quarter (SW ¼); thence Northerly along said East line to the Northeast corner of said subdivision; thence Westerly along the North line of said subdivision to the Northwest corner thereof; thence Southerly along the West line of said subdivision, 270 feet, more or less, to the point of beginning.
3. Beginning at a point in the middle of the channel of Black Creek as said channel is described in deed dated May 10, 1923 and recorded in Volume 126 of Deeds at page 519 at a point 330 feet North of the Southwest corner of said Northwest ¼ of the Southwest quarter (SW ¼); thence South 330 feet to said Southwest corner; thence East

387.75 feet to the middle of said channel; thence along the middle of said channel North 31 1/2 ° West 198 feet; thence North 55 ° West 346.5 feet to the point of beginning.

P40094 / 350522-1-003-0003  
P40095 / 350522-1-004-0002

All that part of the North Half of the Southeast Quarter of the Northeast Quarter lying North and West of the James Young and Sterling County road, and all of the East Half of the North Half of the Southwest Quarter of the Northeast Quarter; all in Section 22, Township 35 North, Range 5 East of the Willamette Meridian, EXCEPT road rights of way.

ALSO the West Half of the North Half of the Southwest Quarter of the Northeast Quarter, of Section 22, Township 35 North, Range 5 East of the Willamette Meridian, EXCEPT roads.

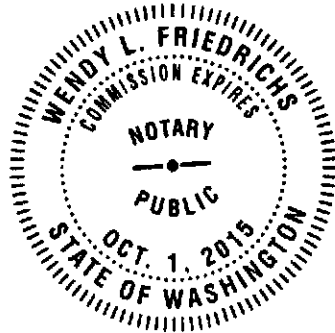
Dated 4-28-15

Phyllis Queen  
Phyllis Louise Queen, Grantor

STATE OF WASHINGTON     )  
COUNTY OF SKAGIT       ) ss.

On this day personally appeared before me Phyllis Louise Queen, 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 28 day of April, 2015



Wendy L. Friedrichs  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley  
Commission Expires: 10-1-15