

Stiles & Stiles, Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284



Skagit County Auditor
6/1/2015 Page 1 of 3 9:34AM \$74.00

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Phyllis L. Queen

GRANTEES: Loretta D. Edson

ADDRESS:

PARCEL NUMBER: P40139

ABBREVIATED LEGALS: (20.8800 ac) NW ¼ SW ¼ LESS TAX 9 & 12

SUBJECT TO: Easements, restrictions and reservations of record

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 01 2015

Amount Paid \$
Skagit Co. Treasurer
By Deputy

*Amount
made*

GRANTOR. The Grantor is Phyllis L. Queen, whose mailing address is 27380 Hoehn Road, Sedro Woolley, WA 98284.

LEGAL DESCRIPTION. The real property that is the subject of this Revocable Transfer on Death Deed is situated in the County of Skagit, State of Washington, and is legally described as follows:

P40139 / 350523-3-001-0000:

The Northwest quarter (NW $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) 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 $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$); 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 $\frac{1}{4}$ of the Southwest quarter (SW $\frac{1}{4}$); 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 $31\frac{1}{2}^{\circ}$ West 198 feet; thence North 55° West 346.5 feet to the point of beginning.

