



201506080184

Skagit County Auditor

\$73.00

6/8/2015 Page

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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: A Portion of Tract 24, Burlington Acreage Property  
Tax Parcel # 3867-000-024-1022 / P62421

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20152095  
JUN 08 2015

### QUIT CLAIM DEED

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

The Grantor, Joan K. Fox, as the surviving spouse of Roger L. Fox, and sole heir of the Estate of Roger L. Fox, in accordance with the Affidavit RE: Community Property Agreement recorded on December 27, 1963 under Auditor's File # 644800, conveys and quit claims to Joan K. Fox, 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:

BURLINGTON ACREAGE TRACT 24, PORTION OF THE EAST 1/2 OF THE EAST 1/2, BEGINNING AT SOUTHEAST CORNER OF SAID LOT 24; THENCE POINT OF BEGINNING; THENCE NORTH 115 FEET ALONG THE EAST LINE LINE OF SAID LOT; THENCE WEST 155 FEET PARALLEL TO SOUTH LINE OF SAID LOT; THENCE SOUTH PARALLEL TO EAST LINE OF SAID LOT TO SOUTH LINE OF SAID LOT; THENCE EAST TO POINT OF BEGINNING; TOGETHER WITH PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER EAST 120 FEET OF NORTH 115 FEET OF SOUTH 230 FEET TRACT 24; THENCE SOUTH 89 DEGREES 44' 44" WEST ALONG SOUTH LINE SAID NORTH 115 FEET DISTANCE OF 18.29 FEET; THENCE NORTH 00 DEGREES 30' 03" WEST PARALLEL WITH THE WEST LINE OF EAST 120 FEET A DISTANT OF 102 FEET; THENCE NORTH 89 DEGREES 44' 44" EAST 18.29 FEET TO WEST LINE SAID EAST 120 FEET; THENCE SOUTH 00 DEGREES 30' 03" EAST ALONG WEST LINE SAID EAST 120 FEET; DISTANCE OF 102 FEET POINT OF BEGINNING; EXCEPT PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT NORTHWEST CORNER EAST 120 FEET OF SOUTH 230 FEET TRACT 24; THENCE NORTH 89 DEGREES 44' 44" EAST ALONG NORTH LINE SAID SOUTH 230 FEET DISTANCE OF 120 FEET TO WEST LINE COUNTY ROAD; THENCE SOUTH 00 DEGREES 30' 03" EAST ALONG WEST LINE ROAD 37.89 FEET TO POINT OF TANGENCY CURVE HAVING RADIUS OF 25 FEET WHICH RUNS NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTAL ANGLE OF 89

DEGREES 45' 13" ARC DISTANCE OF 39.16 FEET TO POINT TANGENCE; THENCE SOUTH 89 DEGREES 44' 44" WEST DISTANCE OF 95.11 FEET TO WEST LINE EAST 120 FEET SAID TRACT 24; THENCE NORTH 00 DEGREES 30' 03" WEST ALONG WEST LINE SAID EAST 120 FEET DISTANCE OF 13.00 FEET TO POINT OF BEGINNING. ALSO EXCEPT A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 120 FEET OF THE NORTH 115 FEET OF THE SOUTH 230 FEET OF TRACT 24 OF THE PLAT OF BURLINGTON ACREAGE PROPERTY AS RECORDED IN VOLUME 1 OF PLATS AT PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 89 DEGREES 44' 44" WEST ALONG THE SOUTH LINE OF SAID NORTH 115 FEET, A DISTANCE OF 18.29 FEET; THENCE NORTH 00 DEGREES 30' 03" WEST PARALLEL WITH THE WEST LINE OF SAID EAST 120 FEET, A DISTANCE OF 102.00 FEET; THENCE NORTH 89 DEGREES 44' 44" EAST, A DISTANCE OF 18.29 FEET TO THE WEST LINE OF SAID EAST 120 FEET; THENCE SOUTH 00 DEGREES 30' 03" EAST ALONG THE WEST LINE OF SAID EAST 120 FEET, A DISTANCE OF 102.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

Dated June 4, 2015

Joan K. Fox  
Joan K. Fox, Grantor

STATE OF WASHINGTON       )  
COUNTY OF SKAGIT       ) ss.

On this day personally appeared before me Joan K. Fox, 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 \_\_\_\_ day of June 4, 2015

William L. Stiles  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley  
Commission Expires: Sept 1, 2017

