

When Recorded Please Return To:

LAWRENCE A. PIRKLE

PO Box 1788

Mount Vernon, WA 98273

(360) 336-6587



201507200073

Skagit County Auditor

\$74.00

7/20/2015 Page

1 of

3 12:44PM

This space for Recorder's use only

QUIT CLAIM DEED

THE GRANTOR, FLORA E. EGBERS, a single person, for and in consideration of gift from mother to daughter and son (WAC 458-61A-201), conveys and quit claims to GRANTEE, MARLA J. EGBERS, a single person as to an undivided One-half (1/2) interest and MYRON L. EGBERS, a married person as his separate property, as to an undivided One-half (1/2) interest, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

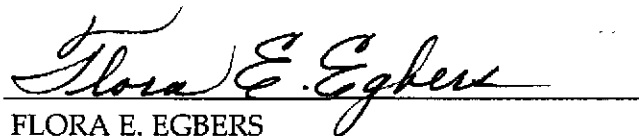
Assessor's Parcel No: P21123 340305-0-019-0001

Assessor's Parcel No: P21130 340305-2-002-0105

Abbreviated Legal: Ptn SE 1/4 NW 1/4 of Section 5 Township 34 N, Range 3 E WM. More fully described on Schedule "A-1" and incorporated herein by this reference.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated 14th day of July, 2015.


FLORA E. EGBERS

2015 2803
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

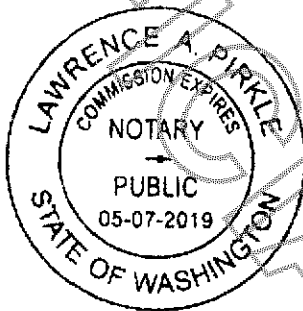
JUL 20 2015

Amount Paid \$ 74.00
Skagit Co. Treasurer
By VHT Deputy

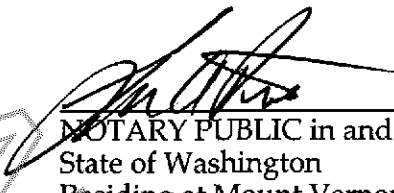
STATE OF WASHINGTON)
)
COUNTY OF SKAGIT) ss.

I certify that I know or have satisfactory evidence that FLORA E. EGBERS is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 14th day of July, 2015.



LAWRENCE A. PIRKLE


NOTARY PUBLIC in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/19

Schedule "A-1"

TPN: P21123 & TPN: P21130

The land referred to is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the following described property lying Northeasterly of the base of the hill commonly known as "Bayview Ridge," in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 5, Township 34 North, Range 3 East, W.M.

Beginning at the Northwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 5;
thence South $89^{\circ}17'40''$ East along the North line thereof, a distance of 237.58 feet;
thence South $0^{\circ}41'15''$ West, a distance of 632.53 feet;
thence North $89^{\circ}18'45''$ West a distance of 323.14 feet to the true point of beginning;
thence North $0^{\circ}41'15''$ East, a distance of 414.05 feet;
thence North $89^{\circ}18'45''$ West, a distance of 347.60 feet;
thence South $59^{\circ}46'48''$ West, a distance of 365.97 feet, more or less, to the base of the hill commonly known as "Bayview Ridge";
thence Southeasterly along the base of the hill on the following courses and distances:
South $34^{\circ}10'46''$ East, 226.32 feet; South $18^{\circ}01'55''$ East, 58.66 feet;
thence North $75^{\circ}58'16''$ East, a distance of 59.75 feet, departing from the base of the hill, to the approximate centerline of that County road commonly referred to as the Egbers-Kalso Road as constructed;
thence South $89^{\circ}18'45''$ East, a distance of 455.60 feet, more or less, to the point of beginning.

EXCEPT THEREFROM all as-built and existing County roads;

AND EXCEPT the County road, if any, pursuant to Petition dated March 26, 1880 present to the Whatcom County Board of Commissioners for the establishment of the Bay View and Skagit River Road;

AND ALSO EXCEPT the Egbers-Kalso Road in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 5 formerly known as the Bay View and Skagit River Road No. 31230;

AND ALSO EXCEPT Diking District No. 8 right-of-way as condemned in Skagit County Superior Court Cause No. 2865;

AND ALSO EXCEPT Drainage District No. 19 right-of-way as condemned in Skagit County Superior Court Cause No. 8889.

Situate in the County of Skagit, State of Washington.