



201508120056

Skagit County Auditor \$73.00
8/12/2015 Page 1 of 2 2:13PM

When recorded return to:
Eduardo Nuno-Napoles
10614 Collins Rd
Sedro Woolley WA 98284

GUARDIAN NORTHWEST TITLE CO.

QUIT CLAIM DEED

108339-2

Order No.: NXWA-0192512

THE GRANTOR(S)

MARIA GUADALUPE-NUNO, spouse of Eduardo Nuno-Napoles

for and in consideration of To Establish Separate Property,
conveys and quit claims to

Eduardo Nuno-Napoles, a married man as his sole and 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(s) herein:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Abbreviated Legal: Section 27, Township 35 North, Range 4 East; Ptn. of NE of SW, aka Ptn. of Parcel A of Survey 200106270086

Tax Parcel Number(s): 350427-0-030-0008/P37746

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3167
AUG 12 2015

Dated: 8/10/15

Maria Nuno
Maria Guadalupe-Nuno

Amount Paid \$0
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON

ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that MARIA GUADALUPE-NUNO
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she
signed this instrument and acknowledged it to be his/her free and voluntary act for the uses
and purposes mentioned in this instrument.

Dated: 8/10/15

[Signature]
Print Notary Name: TOLLETA SOUTHWICK
Notary Public in and for the State of Washington
Residing at MOUNT VERNON
My appointment expires: 6/15/19



EXHIBIT A
Legal Description

PARCEL "A" of that certain survey recorded June 27, 2001, under Auditor's File No. 200106270086, records of Skagit County and more particularly described as follow:

That portion of East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East W.M., lying South of the Burlington Northern Railroad right-of-way and North of the following described line:

Beginning at the Northeast corner of the Southwest $\frac{1}{4}$ of said Section 27;
Thence South $00^{\circ}46'01''$ West along the East line of the Southwest $\frac{1}{4}$ of said Section 27, a distance of 306.36 feet to the South line of the right-of-way of the Burlington Northern Railway;
Thence continuing South $00^{\circ}46'01''$ West along the East line of the Southwest $\frac{1}{4}$ of said Section 27, a distance of 363.52 feet to the initial point of this line description;
Thence North $89^{\circ}40'37''$ West a distance of 663.39 feet to the intersection of the South line of the right-of-way of the Burlington Northern Railway with the West line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 27 and the terminal point of this line description

EXCEPT County road right-of-way known as Collins Road along the East Line

ALSO EXCEPT County road right-of-way conveyed by deed dated December 20, 2001, under Auditor's File No. 200202190177.

TOGETHER WITH an easement for a driveway used in common with the property adjacent to and South of the hereinabove described property, the location of which is described as:

Beginning at the initial point of the hereinabove described line;
Thence North $89^{\circ}40'37''$ West, a distance of 20 feet to the West line of the County road and the point of beginning of this easement description;
Thence North- $89^{\circ}40'37''$ West, a distance of 130 feet;
Thence South $50^{\circ}23'03''$ East, a distance of 18.95 feet to a point that is 12 feet Southerly, when measured at right angles, from the North line of the hereinabove described property;
Thence South $89^{\circ}40'37''$ East, a distance of 115.24 feet to the West Line of County road;
Thence North $00^{\circ}46'01''$ East a distance of 12 feet to the point of beginning of this easement description.