

When recorded return to:

Deborah A. Ayrs  
4405 E Avenue  
Anacortes, WA 98221



201508310107

Skagit County Auditor  
8/31/2015 Page

\$73.00  
1 of 2 10:03AM

Filed for Record at Request of  
Land Title & Escrow  
Escrow Number: 153096-OAE ✓

## QUIT CLAIM DEED

Grantor: Roy Graves  
Grantee: Deborah A. Ayrs  
Abbreviated Legal: Ptn SW 1/4 25-35-1 E W.M.  
Tax Parcel Number(s): P32130/350125-0-132-0000

*Land Title and Escrow*

THE GRANTOR ROY GRAVES for and in consideration of TO CREATE SEPARATE PROPERTY WAC 458-61A-203 conveys and quit claims to DEBORAH A AYRS, A MARRIED WOMAN 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:

### PARCEL "A":

That portion of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 and of the East 1/2 of the Southwest 1/4 of the Southwest 1/4, of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 25;  
thence West 77 4/7 rods;  
thence due South a distance of 865.00 feet, to the true point of beginning;  
thence West a distance of 180.32 feet;  
thence South a distance of 290 feet;  
thence East 180.32 feet;  
thence North a distance of 290 feet to the true point of beginning.

Situate in the County of Skagit County, State of Washington.

### PARCEL "B":

A non-exclusive right and privilege to use, travel upon and over and across the following described private roadway:

The East 50 feet of the West 205 feet of the following described tract:

Beginning at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section;  
thence West 77 4/7 rods to the true point of beginning;  
thence West 21 6/7 rods;  
thence South 70 rods;  
thence East 21 6/7 rods;  
thence North 70 rods to the true point of beginning.

Situate in the County of Skagit County, State of Washington.

### PARCEL "C":

A tract of land 33 feet in width, the Westerly line of which is described as follows:

A line running South through the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M., Skagit County, Washington, more particularly described as follows:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 3479  
AUG 31 2015

Amount Paid \$-  
Skagit Co. Treasurer  
By HB Deputy

Beginning at the Northeast corner of the Southeast ¼ of the Southwest ¼ of said Section;  
thence South 89°09'22" West along the North line of the Southeast ¼ of the Southwest ¼, a distance of  
77 4/7 rods to the initial point of this line;  
thence South 00°48'27" East, a distance of 70 rods, more or less, along the Easterly line of those certain  
tracts conveyed by Deeds recorded September 16, 1961, under Auditor's File No. 612369, August 17,  
1959, under Auditor's File No. 584420, June 13, 1977, under Auditor's File No. 780791, to Jack B.

DESCRIPTION CONTINUED:

PARCEL "C" CONTINUED

Tobien, et ux, Michael E. Kronholm, et ux, Albert A. Hodgson, et ux, and Donald F. Escher, et ux,  
respectively, to an existing iron pipe as shown on the plat prepared by Harold Rader for Frank Foster  
dated November 1, 1958.

EXCEPT the North 843.76 feet thereof.

Situate in the County of Skagit County, State of Washington.

Dated: 8/26/15

Roy Graves  
Roy Graves

State of Washington  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Roy Graves  
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they  
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 8/26/15

Lisa J. Cure  
Notary Public in and for the State of Washington  
Residing at Millersburg  
My appointment expires: 7-10-18

