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Skagit County Auditor

\$75.00

9/22/2015 Page

1 of

4 3:12PM

Prepared by:

Nicholas Power, Esq. - WSBA # 45974, 540 Guard Street, Suite 150, Friday Harbor, WA 98250
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: Servicelink formerly known as Lender Processing Services Inc.

400 Corporation Drive, Building 2/Floor 2-Mailstop 450, Aliquippa, PA 15001

19596706

QUITCLAIM DEED

MICHAEL R. TAXDAHL, an unmarried man and KEVIN L. TAXDAHL and SHERRY A. TAXDAHL, husband and wife, whose mailing address is 31268 West Main Street, Sedro Woolley, WA 98284

for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys and quit claims to

MICHAEL R. TAXDAHL, an unmarried man, whose mailing address is 31268 West Main Street, Sedro Woolley, WA 98284, 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:

P41342

That portion of the Northwest 1/4 of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

BEGINNING at a point where the line between the East 1/2 and the West 1/2 of the Northwest 1/4 of Section 17, Township 35 North, Range 6 East, W.M., intersects the South line of the Seattle and Northern Railway right of way;
thence running Easterly along the South line of said Railway 255 feet;
thence South to the North line of Lot 3 in said Section 17;
thence West along the North line of said Lot 3 to the Northwest corner of said Lot 3;
thence North to the place of BEGINNING, the said land lying and being in the city limits of the Town of Lyman, Skagit County, Washington.

UNRECORDED
TOGETHER WITH that portion of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 35 North, Range 6 East, W.M., lying South of the abandoned Great Northern Railway right of way (formerly the Seattle and Northern Railway), described as follows:

BEGINNING at a point where the line between the East 1/2 and the West 1/2 of the Northwest 1/4 of said Section 17 intersects the South line of the said Great Northern Railway right of way; thence running Easterly along the South line of the said railway right of way a distance of 255 feet to the Northeast corner of that parcel described in Quit Claim Deed conveyed to Susan Hagen under Auditor's File No. 200403180013 and the point of BEGINNING of this description; thence continuing Easterly along the South line of the said railway right of way a distance of 55 feet; thence South parallel with the West line of the Southeast 1/4 of the Northwest 1/4 of said Section 17, to the North line of Government Lot 3 in said Section 17; thence West along the North line of said Government Lot 3 to the Southeast corner of the said Hagen parcel; thence North to the point of beginning of this description.

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

Being the same property conveyed to the Grantor herein by deed recorded in Instrument # 200801280168, in the Office of the County Recorder of Skagit County, State of Washington.

Abbreviated Legal: Ptn SE 1/4 NW 1/4, 17-35-6 E W.M.

Property Address: 31268 West Main Street, Sedro Woolley, WA 98284
Tax Parcel Number(s): 350617-0-029-0001/ P41342

Dated:

Michael R. Taxdahl
MICHAEL R. TAXDAHL

Kevin L. Taxdahl
KEVIN L. TAXDAHL

Sherry A. Taxdahl
SHERRY A. TAXDAHL

2015 3847
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 22 2015

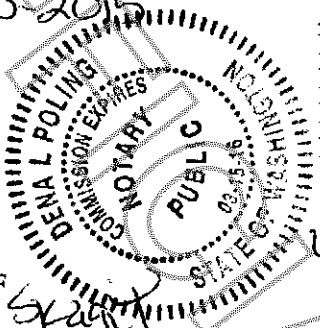
Amount Paid \$ ☒
Skagit Co. Treasurer
By MF Deputy

STATE OF Washington
COUNTY OF Skiagit

ss:

I certify that I know or have satisfactory evidence that MICHAEL R. TAXDAHL is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-5-2015



Dena L. Poling
Notary name printed or typed:

Notary Public in and for the State of Washington

Residing at Mount Vernon, WA

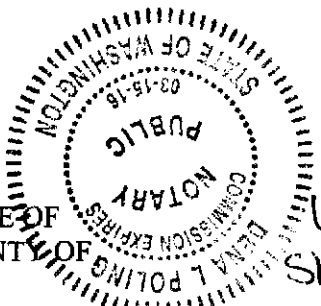
My appointment expires: 3-15-16

STATE OF
COUNTY OF Skiagit

ss:

I certify that I know or have satisfactory evidence that KEVIN L. TAXDAHL is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-5-15



Dena L. Poling
Notary name printed or typed:

Notary Public in and for the State of Washington

Residing at Mount Vernon, WA

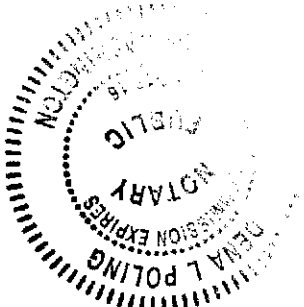
My appointment expires: 3-15-16

STATE OF
COUNTY OF Skiagit

ss:

I certify that I know or have satisfactory evidence that SHERRY A. TAXDAHL 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 this instrument.

Dated: 9-5-16



Dena L. Poling
Notary name printed or typed:

Notary Public in and for the State of Washington

Residing at Mount Vernon, WA

My appointment expires: 3-15-16

Exhibit A

Legal Description

The following described property:

That portion of the northwest 1/4 of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point where the line between the east 1/2 and the west 1/2 of the northwest 1/4 of Section 17, Township 35 north, range 6 east, W.M., intersects the south line of the Seattle and Northern Railway right of way;

thence running easterly along the south line of said railway 255 feet;

thence south to the north line of Lot 3 in said section 17;

thence west along the north line of said Lot 3 to the northwest corner of said Lot 3;

thence north to the place of beginning, the said land lying and being in the city limits of the Town of Lyman, Skagit County, Washington.

Together with that portion of the southeast 1/4 of the northwest 1/4 of section 17, township 35 north, range 6 east, W.M., lying south of the abandoned Great Northern Railway right of way (formerly the Seattle and Northern Railway), described as follows:

Beginning at a point where the line between the east 1/2 and the west 1/2 of the northwest 1/4 of said section 17 intersects the south line of the said Great Northern Railway right of way;

thence running easterly along the south line of the said railway right of way a distance of 255 feet to the northeast corner of that parcel described in quit claim deed conveyed to Susan Hagen under auditor's file no. 200403180013 and the point of beginning of this description;

thence continuing easterly along the south line of the said railway right of way a distance of 55 feet;

thence south parallel with the west line of the southeast 1/4 of the northwest 1/4 of said Section 17, to the north line of Government Lot 3 in said Section 17;

thence west along the north line of said Government Lot 3 to the southeast corner of the said Hagen parcel;

thence north to the point of beginning of this description.

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

APN: 350617-0-029-0001