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Skagit County Auditor

\$76.00

9/28/2015 Page

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5 11:58AM

COVER SHEET FOR RECORDING DOCUMENTS

Return to: Kevin Rogerson
City of Mount Vernon
P.O. Box 809
Mount Vernon, WA 98273

DOCUMENT: Quit Claim Deed

GRANTOR: City of Mount Vernon

GRANTEE: TIMOTHY B. WHITE & FAY C WHITE

ABBREVIATED LEGAL DESCRIPTION:

Ptn Tracts A & D, SP39-83

Situate in the County of Skagit, State of Washington.

AUDITOR'S FILES NO.

COMPLETE LEGAL DESCRIPTION ON PAGE:

ASSESSOR'S PARCEL/TAX ID NUMBER: P28761, P28758

AFTER RECORDING RETURN TO:

Timothy B. White
12730 Leatherwood Lane
Bow, WA 98232

Grantor: City of Mount Vernon

Grantee: Timothy B. White and Fay C White

Reference to Documents Affected: 8311140026; 8503050030; 8503180021

Abbrev. Legal: Ptn Tracts A and D, SP39-83

Parcel ID Nos of Parcels Affected.: P28761 340429-4-014-0306; P28758 340429-4-014-0009

QUIT CLAIM DEED EXTINGUISHING EASEMENTS

THE GRANTOR, CITY OF MOUNT VERNON, a municipal corporation, as owner of Tract A, Short Plat 39-83 as more fully described on Exhibit A attached, for and in consideration of clearing title as provided in that certain mutual agreement recorded March 18, 1985 at Skagit County Auditor's File Number 8503180021, conveys and quit claims to TIMOTHY B. WHITE and FAY C. WHITE, husband and wife, as owners of Tract D, Short Plat 39-83 as more fully described on Exhibit B attached, the following described interest in the real estate described on Exhibit B, situated in the County of Skagit, State of Washington:

Parcel A: The 160' by 200' Septic Field Easement to Tract A over and across said Tract "D" delineated on the face of Short Plat No. 39-83 approved November 14, 1983 and recorded November 14, 1983 under Auditor's File No. 8311140026, in Volume 6 of Short Plats, pages 97 and 98, records of Skagit County, Washington and as contained in the original deed recorded March 5, 1985 at Skagit County Auditor's File No. 8503050030.

Parcel B: The 30' (foot) Wide Ingress, Egress and Utility Easement to Tract A over and across said Tract "D" delineated on the face of Short Plat No. 39-83 approved November 14, 1983 and recorded November 14, 1983 under Auditor's File No. 8311140026, in Volume 6 of Short Plats, pages 97 and 98 records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M., EXCEPT that portion lying South of and Except that portion acquired by Skagit County under Stipulated Findings of Fact, Conclusions of Law, Judgment and Decree of Appropriation filed December 29, 2011 under Skagit County Superior Court Cause No. 11-2-01272-0.

THIS conveyance and transfer of property rights is solely limited to the rights described above. Grantor retains all other property interests, if any, in Tract D including,

but not limited to, all property rights acquired by Grantor for public right of way purposes.

DATED this 28th day of September, 2015.

GRANTOR:
CITY OF MOUNT VERNON

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

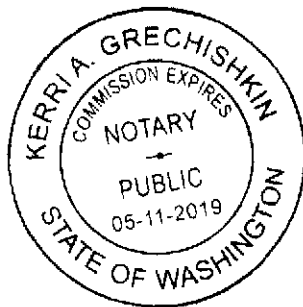
SEP 28 2015

Jill Boudreau
BY: JILL BOUDREAU, MAYOR

Amount Paid \$ 0
Skagit Co. Treasurer
By ry Deputy

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss

On this 28th day of September, 2015, before me personally appeared JILL BOUDREAU, to me known to be the Mayor of the City of Mount Vernon, WA, a municipal corporation, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said City, for the uses and purposes mentioned in this instrument, and on oath stated that she is authorized to execute said instrument.



Kerri A. Grechishkin
NOTARY PUBLIC in and for the State of
Washington, residing at Mount Vernon.
My commission expires 5/11/2019.

APPROVED AS TO FORM

[Signature]
MOUNT VERNON CITY ATTORNEY

Attest:

Walter A. Hus

EXHIBIT A

Tract "A" of Skagit County Short Plat No. 39-83, approved November 14, 1983 and recorded November 14, 1983, under Auditor's File No. 8311140026 in Volume 6 of Short Plats, pages 97 and 98, being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M. TOGETHER WITH easement for ingress and egress and utilities over and across the Westerly 30 of Tracts "B" and "D" of said Short Plat as delineated on the face thereof. ALSO, TOGETHER WITH that certain easement for drainfield being 160 feet by 200 feet in Tract "D" of said Short Plat and delineates on the face thereof. Situate in the County of Skagit, State of Washington.

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

EXHIBIT B

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

Tract "D" of Skagit County Short Plat No. 39-83, approved November 14, 1983 and recorded November 14, 1983, under Auditor's File No. 8311140026, in Volume 6 of Short Plats, pages 97 and 98, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M.; EXCEPT that portion of said Tract "D" of Skagit County Short Plat No. 39-83, described as follows:

Beginning at the Northeast corner of Tract "C" of said Short Plat; thence West along the North line thereof, 660 feet; thence North parallel to the East boundary of Tract "D" of said Short Plat, 150 feet; thence East parallel to the North line of said Tract "C" to the East line of said Tract "D"; thence South to the point of beginning;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across an existing private road of varying widths, as delineated on the face of the Short Plat, over and across a portion of Tract "C" of said Short Plat, which adjoins the Northwesterly line of said Tract "C".