

Return Address:

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Anacortes, Washington 98221



201510080044

Skagit County Auditor

\$74.00

10/8/2015 Page

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3 11:20AM

DOCUMENT TITLE: **QUIT CLAIM DEED**  
GRANTOR: **THE COMBS FAMILY TRUST**  
GRANTEE(S): **LYNN ELLEN COMBS**  
ABBREVIATED LEGAL DESCRIPTION: **PTN SE1/4 NE1/4 AKA TR 3 S/P  
49-78 AF#883231**  
ASSESSOR'S TAX/PARCEL NUMBERS: **P17752 /330434-0-003-0210**

**QUIT CLAIM DEED**

THE UNDERSIGNED Grantor, Lynn Ellen Combs, in her capacity as the duly appointed, qualified and acting Trustee of the Combs Family Trust, said Trust holding an undivided interest in the below described property, and the Grantor acting not in her individual capacity but solely in her capacity as Trustee, for and in consideration of distribution under the terms of the Trust, hereby grants, bargains, sells and conveys to Lynn Ellen Combs all of the Trust's interest in the following described real estate situate in Skagit County, Washington, together with all after-acquired title of the grantor herein:

SEE ATTACHED PROPERTY DESCRIPTION

The Grantor expressly limits the covenants of this Quit Claim Deed to those expressed herein, and excludes all covenants arising or to arise by statutory or other implication.

DATED this 25<sup>th</sup> day of September 2015.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20154113  
OCT 08 2015

Amount Paid \$  
Skagit Co. Treasurer  
By Man Deputy

Lynn Ellen Combs  
Lynn Ellen Combs  
Trustee of the Combs Family Trust

STATE OF WASHINGTON )  
 : SS  
COUNTY OF SKAGIT )

On this day personally appeared before me Lynn Ellen Combs, to me known to be the individual described in and who executed the within and foregoing instrument, and on oath stated that she was authorized to execute the instrument, and acknowledged it as the Trustee of the Combs Family Trust as the free and voluntary act of said Trust.

Given under my hand and official seal this 25<sup>th</sup> day of September 2015.



[Handwritten Signature]  
(Signature)

JUSTIN ROTHBOECK  
(Print Name)

NOTARY PUBLIC in and for the State of Washington, residing at Anacortes, WA.  
My commission expires: 11/9/18.

UNOFFICIAL DOCUMENT

ATTACHMENT A

PROPERTY DESCRIPTION

TRACT 3 OF SKAGIT COUNTY SHORT PLAT NO. 49-78, APPROVED JULY 6, 1978 AND RECORDED JULY 12, 1978 UNDER AUDITOR'S FILE NO. 883231 IN VOLUME 2 OF SHORT PLATS, PAGE 236, RECORDS OF SKAGIT COUNTY, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 4 EAST W.M.

ALSO, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A 60 FOOT STRIP OF LAND LYING CONTINGUOUS TO THE SOUTH LINE OF TRACTS 2 AND 3, AS SHOWN ON SHORT PLAT NO. 49-78, APPROVED JULY 6, 1978 AND RECORDED JULY 12, 1978 UNDER AUDITOR'S FILE NO. 883231, IN VOLUME 2 OF SHORT PLATS, PAGE 236, AND AS DELINEATED ON THE FACE OF SAID SHORT PLAT,

ALSO, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES OVER AND ACROSS THE EASTERLY 15 FEET OF THAT CERTAIN 30 FOOT STRIP OF LAND DESIGNATED FOR SUCH PURPOSE ON THE FACE OF SAID SHORT PLAT NO 49-78, THE CENTERLINE OF WHICH IS THE EAST LINE OF THE MAIN TRACT DESCRIBED ABOVE.

SUBJECT TO ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.