

Skagit County Auditor
10/19/2015 Page

1 of

\$75.00
3 11:18AM

WHEN RECORDED RETURN TO:

JONI GIDEON
PO BOX 1064
GRANITE FALLS WA 98252

QUIT CLAIM DEED

GRANTOR(S): GREGORY F LEONARD and JONI GIDEON-LEONARD, husband and wife
GRANTEE(S): JONI GIDEON, as her sole and separate property

ABBREVIATED LEGAL: PTN GL. 3 17-35-7 E W.M.

SKAGIT COUNTY

ADDITIONAL LEGAL ON PAGE 2

ASSESSOR'S TAX PARCEL NO. P42883

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154277
OCT 19 2015

Amount Paid \$ 0
Skagit Co. Treasurer
By: *mm* Deputy

QUIT CLAIM DEED -- 1

QUIT CLAIM DEED

THE GRANTOR(S), GREGORY F. LEONARD and JONI GIDEON-LEONARD, for and in consideration of the action for dissolution of marriage, under Snohomish County Cause No. 15-3-02638-2, conveys and quit claims to Joni Gideon, as her 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:

PARCEL A:

THE EAST 75 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 330 FEET EAST OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3;
THENCE SOUTH 00°30' EAST, PARALLEL WITH THE WEST LINE OF SAID LOT A DISTANCE OF 1,303 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EAST, 175 FEET;
THENCE SOUTH 00°30' FEET EAST, 21 FEET;
THENCE WEST 175 FEET;
THENCE NORTH 00°30' WEST, 21 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.


PARCEL B:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 330 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3;
THENCE SOUTH 00°30' EAST PARALLEL WITH THE WEST LINE OF SAID LOT A DISTANCE OF 1,324 FEET;
THENCE EAST 100 FEET TO A TRUE POINT OF BEGINNING;
THENCE EAST 90 FEET;
THENCE SOUTH 00°30' EAST, 242.4 FEET;
THENCE WESTERLY ALONG THE NORTH BANK OF THE SKAGIT RIVER, 90 FEET, MORE OR LESS, TO A POINT SOUTH 00°30' EAST TO THE POINT OF BEGINNING;
THENCE NORTH 00°30' FEET WEST, 242 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

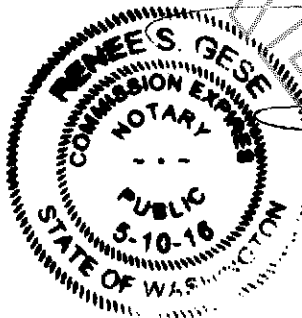
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

TAX PARCEL NO. P42883


GREGORY F. LEONARD, GRANTOR

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

SUBSCRIBED AND SWORN this 14 day of October 2015.



NOTARY PUBLIC in and for the State of Washington
Residing at: Marysville
My Commission Expires: 5-10-16