

When recorded return to:

Michael Jason McClenaghan
707 West Jones Road
Sedro-Woolley, WA 98284



201510260118

Skagit County Auditor \$74.00
10/26/2015 Page 1 of 2 1:29PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 153520-OE ✓

Grantor: Sandra A. McClenaghan, Trustee
Grantee: Michael Jason McClenaghan

Land Title and Escrow

QUIT CLAIM DEED

THE GRANTOR SANDRA A. MCCLLENAGHAN, AS TRUSTEE OF THE SANDRA A. MCCLLENAGHAN TRUST U/T/D JANUARY 12, 2006 for and in consideration of #458-61A-201(b)(3) GIFT NO CONSIDERATION conveys and quit claims to MICHAEL JASON MCCLLENAGHAN, AN UNMARRIED INDIVIDUAL, the following described real estate situated in the County of Skagit State of Washington, together with all after acquired title of the Grantor therein:

Abbreviated Legal: Ptn NE 1/4 Of NE 1/4, 23-35-4 E W.M.

EXHIBIT "A" LEGAL DESCRIPTION ATTACHED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154374
OCT 26 2015

Tax Parcel Number(s): 350423-0-006-0009, F37220

Dated: October 19, 2015

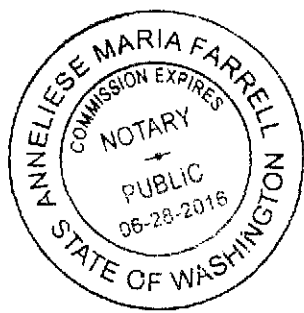
Amount Paid \$0
Skagit Co. Treasurer
By *mm* Deputy

Sandra A. McClenaghan, Trustee
Sandra A. McClenaghan, Trustee of the Sandra
A. McClenaghan Trust u/t/d January 12, 2006

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Sandra A. McClenaghan signed this instrument, on oath stated that She is authorized to execute the instrument and acknowledged it as the Trustee of The Sandra A. McClenaghan Trust u/t/d January 12, 2006 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10/21/2015



Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Crosse
My appointment expires: 6/28/16

DESCRIPTION:

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 35 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Northeast corner of said Section 23;
thence North $88^{\circ}20'47''$ West along the North line of said Section 23, 850.00 feet to a point which is South $88^{\circ}20'47''$ East, 463.00 feet from the Northwest corner of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 23;
thence South $1^{\circ}39'13''$ West at right angles to said North line, 447.38 feet;
thence North $51^{\circ}54'00''$ West parallel to the F & S Grade Road, 186.13 feet;
thence North $38^{\circ}06'00''$ East, 10.00 feet;
thence North $19^{\circ}44'02''$ East, 52.69 feet to the most Easterly corner of that certain tract of land deeded to David L. Gustafson and Frances Christine Gustafson by instrument recorded under Skagit County Auditor's File No. 728094;
thence North $51^{\circ}54'00''$ West along the Northeasterly line of said Gustafson tract and parallel with said F & S Grade Road, 95.70 feet to the true point of beginning;
thence continue North $51^{\circ}54'00''$ West along said Northeasterly line of said parallel line, 127.10 feet to an intersection with a line that is parallel to the West line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and 152 feet Easterly of said West line as measured along the Southerly margin of the Puget Sound and Baker River Railroad right-of-way;
thence North $0^{\circ}02'45''$ West along said parallel line, 76.36 feet to said Southerly margin of the Puget Sound and Baker River Railroad;
thence South $88^{\circ}20'47''$ East along said Southerly margin, 100.00 feet to a point which is North $0^{\circ}02'45''$ West from the true point of beginning;
thence South $0^{\circ}02'45''$ East, 151.89 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.