

UNOFFICIAL

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273



201512100020

Skagit County Auditor \$76.00
12/10/2015 Page 1 of 4 10:54AM

QUIT CLAIM DEED

GRANTOR: **SHARON K. GILBERT**, Personal Representative of the Estate of **ELANOR E. WALDE**, Deceased

GRANTEES: **SHARON K. GILBERT**, a married woman as her separate estate;
DAVID A. WALDE, a married man as his separate estate;
JACOB A. WOOD, a married man as his separate estate

Legal Description

Abbreviated Form: Ptn Gvt Lot 4, S25, T33N R4E WM

Additional on: Exhibit A

Assessor's Tax Parcel Nos: 330425-0-001-0700; P17189
330425-0-020-0004; P17254

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 4976
DEC 10 2015

Amount Paid \$
Skagit Co. Treasurer
By *mem* Deputy

THE GRANTOR, **SHARON K. GILBERT**, in her capacity as the duly appointed, qualified, and acting Personal Representative for the Estate of **ELANOR E. WALDE, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 14-4-00408-7, in distribution of said estate, hereby conveys and quitclaims all right, title, and interest, including any after-acquired title of the Grantor, to **SHARON K. GILBERT**, a married woman as her separate estate; **DAVID A. WALDE**, a married man as his separate estate; and **JACOB A. WOOD**, a married man as his separate estate, each as GRANTEES to an undivided one-third (1/3) of the Grantor's interest in that certain real property situated in the County of Skagit, State of Washington, and legally described as follows:

See **Exhibit A** attached hereto and incorporated herein by this reference.

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SUBJECT TO: Easements, restrictions and reservations of record.

DATED: December 10, 2015.

ESTATE OF ELANOR E. WALDE,
Deceased

By *Sharon K. Gilbert*
SHARON K. GILBERT,
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **SHARON K. GILBERT** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the **Estate of ELANOR E. WALDE, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 10th day of December, 2015.



Heather Waldron
Printed Name HEATHER WALDRON
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3-23-2018

EXHIBIT "A"

DESCRIPTION:

PARCEL "A":

That portion of Government Lot 4, Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point 284.03 feet South and 1,368.60 feet East of the center of said Section 25, the East and West centerline of said section bears East and West and the above said point is 30.0 feet Easterly of the Northern Pacific Railway Company Railroad right of way line, measured at right angles thereto; thence North 68°00' West 30.17 feet to the Easterly right of way line of Railway Company right of way, said point being the true point of beginning of this description; thence South 68°00' East 30.17 feet; thence Southwesterly along a line which is 30.0 feet Easterly and parallel to the said Easterly railroad right of way line to a point which is 350.3 feet South and 1,356.78 feet East of the center of said Section 25; thence South 70°00' East 143.00 feet, more or less, to the shore of Lake McMurray; thence Northerly along said shore line a distance of 70 feet; thence Northwesterly to a point on the Easterly line of said railroad right of way which is 12.24 feet Northerly of the true point of beginning; thence Southerly along the Easterly line of said railroad right of way 12.24 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Burlington Northern Railroad Company right of way, conveyed by deed recorded under Auditor's File No. 8702180078, records of Skagit County, Washington, said portion being Easterly of the main track centerline as recorded December 9, 1889 in Book 9 of Deeds, page 7, and lying Westerly of and between the most Northerly and most Southerly lines extended, of the following described property:

That portion of Government Lot 4, Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point 284.03 feet South and 1,368.60 feet East of the center of said Section 25, the East and West centerline of said Section bears East and West and the above said point is 30.0 feet Easterly of the Northern Pacific Railway Company railroad right of way line, measured at right angles thereto; thence North 68°00' West 30.17 feet to the Easterly right of way line of Railway Company right of way, said point being the true point of beginning of this description; thence South 68°00' East 30.17 feet;

-continued-

EXHIBIT "A"

DESCRIPTION CONTINUED:

PARCEL "B" continued:

thence Southwesterly along a line which is 30.0 feet Easterly and parallel to the said Easterly railroad right of way line to a point which is 330.3 feet South and 1,356.78 feet East of the center of said Section 25;

thence South $70^{\circ}00'$ East 143.00 feet, more or less, to the shore of Lake McMurray;

thence Northerly along said shore line a distance of 70 feet;

thence Northwesterly to a point on the Easterly line of said railroad right of way which is 12.24 feet Northerly of the true point of beginning;

thence Southerly along the Easterly line of said railroad right of way 12.24 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.