



201512230043

Skagit County Auditor
12/23/2015 Page

1 of

\$125.00
3 11:29AM

Document Title: QUIT CLAIM DEED

Reference Number :

Grantor(s):

☐ additional grantor names on page ____.

1. DANIEL AVERILL

2. TRACY AVERILL

Grantee(s):

☐ additional grantee names on page ____.

1. TRADAN PROPERTIES, LLC.

2.

Abbreviated legal description:

☐ full legal on page(s) ____.

23-35-04 SWSE

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____.

P 37183

I, DANIEL AVERILL, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$73.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Daniel Averill

Dated

12/23/15

WHEN RECORDED RETURN TO:

Daniel & Tracy Averill
303 - 7th Street
Anacortes, WA 98221

QUIT CLAIM DEED

The GRANTORS, Daniel Averill and Tracy Averill, husband and wife for and in consideration of one dollar (\$1.00), conveys and quitclaims to the GRANTEE, Tradan Properties, LLC., the following described real estate, situated in the County of Skagit, State of Washington:

SEDRO - WEST, ACRES 1.11, THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF STATE ROUTE SR20 AS CONVEYED BY DEEDS RECORDED SEPTEMBER 6, 1938 AND AUGUST 18, 1988, UNDER AUDITOR'S FILE NOS. 305470 AND 8808180068, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE FORMER DOLLARWAY COUNTY ROAD RIGHT OF WAY AS IT EXISTED MARCH 22, 1946, WHICH IS 120 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 20'30" WEST 215.2 FEET; THENCE SOUTH 89 DEGREES 39'30" WEST 120 FEET; THENCE SOUTH 00 DEGREES 20'30" EAST 282.4 FEET TO THE NORTH LINE OF SAID DOLLARWAY ROAD RIGHT OF WAY; THENCE NORTH 50 DEGREES 24' EAST 137.5 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF STATE ROUTE SR20 AS CONVEYED BY DEEDS RECORDED SEPTEMBER 6, 1938 AND AUGUST 18, 1988, UNDER AUDITOR'S FILE NOS. 305470 AND 8808180068, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER WITH THE NORTH LINE OF THE BURLINGTON-SEDRO WOOLLEY STATE ROAD AS IT EXISTED OCTOBER 26, 1945; THENCE NORTH 00 DEGREES 20.5'00" WEST 148 FEET; THENCE SOUTH 89 DEGREES 39.5'00" WEST 120 FEET; THENCE SOUTH 00 DEGREES 20.5'00" EAST 215.2 FEET TO SAID STATE ROAD; THENCE NORTH 60 DEGREES 24'00" EAST 137.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT THAT PORTION CONVEYED FOR RIGHT OF WAY TO THE CITY OF SEDRO WOOLLEY BY DEED RECORDED FEBRUARY 23, 1999, UNDER AUDITOR'S FILE NO. 9902230065, RECORDS OF SKAGIT COUNTY, WASHINGTON. AND EXCEPT FROM ABOVE PARCEL ANY PORTION THEREOF LYING WITHIN THAT PARCEL DESCRIBED IN THAT JUDGMENT QUIETING TITLE IN THE ESTATE OF THELMA V. MEAMBER, FILED OCTOBER 8, 1992, UNDER CAUSE NO. 91-2-00720-1 OF SKAGIT COUNTY SUPERIOR COURT. ALSO EXCEPT ROAD RIGHT OF WAY PER DEED RECORDED UNDER AF#200409280035, FOLLOWING DESCRIBED: THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 00 DEGREES 27' 26" WEST, A DISTANCE OF 10.00 FEET TO THE WEST RIGHT OF WAY LINE OF TRAIL ROAD; THENCE SOUTH 00 DEGREES 58' 12" WEST, ALONG THE WEST RIGHT OF WAY LINE OF TRAIL ROAD, A DISTANCE OF 125.22 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF TRAIL ROAD WITH THE NORTH RIGHT OF WAY LINE OF STATE ROUTE 20 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 58' 12" EAST ALONG THE WEST RIGHT OF WAY LINE OF TRAIL ROAD, A DISTANCE OF 21.82 FEET; THENCE SOUTH 52 DEGREES 05' 09" WEST, A DISTANCE OF 29.50 FEET; THENCE SOUTH 36 DEGREES 44' 12" WEST, A DISTANCE 33.41 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROUTE 20 WHICH IS 48.69 FEET FROM THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 62 DEGREES 00' 12" EAST ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROUTE 20, A DISTANCE OF 48.69 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF STATE ROUTE SR20 AS CONVEYED BY DEEDS RECORDED SEPTEMBER 6, 1938 AND AUGUST 18, 1988, UNDER AUDITOR'S FILE NOS. 305470 AND 8808180068, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE FORMER DOLLARWAY COUNTY ROAD RIGHT OF WAY AS IT EXISTED MARCH 22, 1946, WHICH IS 120 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 20'30" WEST 215.2 FEET; THENCE SOUTH 89 DEGREES 39'30" WEST 120 FEET; THENCE SOUTH 00 DEGREES 20'30" EAST 282.4 FEET TO THE NORTH LINE OF SAID DOLLARWAY ROAD RIGHT OF WAY; THENCE NORTH 50 DEGREES 24' EAST 137.5 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. LYING NORTH OF STATE ROUTE SR20 AS CONVEYED BY DEEDS RECORDED SEPTEMBER 6, 1938 AND AUGUST 18, 1988, UNDER AUDITOR'S FILE NOS. 305470 AND 8808180068, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER WITH THE NORTH LINE OF THE BURLINGTON-SEDRO WOOLLEY STATE ROAD AS IT EXISTED OCTOBER 26, 1945; THENCE NORTH 00 DEGREES 20.5'00" WEST 148 FEET; THENCE SOUTH 89 DEGREES 39.5'00" WEST 120 FEET; THENCE SOUTH 00 DEGREES 20.5'00" EAST 215.2 FEET TO SAID STATE ROAD; THENCE NORTH 60 DEGREES 24'00" EAST 137.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION CONVEYED FOR RIGHT OF WAY TO THE CITY OF SEDRO WOOLLEY BY DEED RECORDED FEBRUARY 23, 1999, UNDER AUDITOR'S FILE NO. 9902230065, RECO

Tax Parcel Number: P37183

DATED: 12/22/15

DATED: 12/22/15

Daniel Averill

Tracy Averill

Daniel Averill

Tracy Averill

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

State of Washington }

2015 5169
DEC 23 2015

} ss

County of Skagit }

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

On this day personally appeared before me **Daniel Averill** and **Tracy Averill**, Grantors, to me know to be the individuals described in and who executed the foregoing instrument, and acknowledged that ~~she~~ ^{he} signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned. ~~they~~ ^{he} ~~is~~ ^{are} ~~their~~ ^{his}

NOTARY PUBLIC in and for the State of Washington,

Laura L. Iles

Residing at Anacortes

My commission expires 2-17-19

