



201701250066

Skagit County Auditor

\$76.00

1/25/2017 Page

1 of

4 2:35PM

When recorded return to:

Gregory R. Greenfield
 13558 Bayview Rd.
 Mount Vernon, WA 98273

QUIT CLAIM DEED

THE GRANTOR(S)

Gregory R. Greenfield, an unmarried man.

for and in consideration of,

~~0 dollar~~ *AA* More change of Identity

in hand paid, conveys and quit claims to

The Greenfield Family Trust Dated November 17 2016

Gregory R. Greenfield as Trustee

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:

See Exhibit A. 05/34/03

site address - 13558 Bay View Rd Mount Vernon, WA 98273

See Exhibit B

site address - 455 Pease Rd. Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

2017297

JAN 25 2017

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s):

P 23564

P 2 11 24

Amount Paid \$0
 Skagit Co. Treasurer
 By H B Deputy

LPB 12-05(i) rev 12/2006

Page 1 of 2

Dated: 1-25-2017

[Signature]

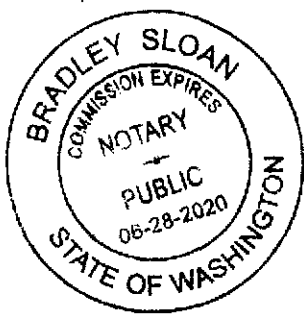
STATE OF *Washington*
COUNTY OF *Shagit*

ss.

I certify that I know or have satisfactory evidence that *Gregory R Greenfield*

(is/are) the person(s) who appeared
before me, and said person(s) acknowledged that *he* signed this instrument and acknowledged it to be
his free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: 1/25/17



[Signature]

Notary name printed or typed: *Bradley Sloan*
Notary Public in and for the State of *WA*.
Residing at *MT Vernon*
My appointment expires: *6-28-20*

When recorded return to:

Mr. Gregory R. Greenfield
13558 Bay View Road
Mount Vernon, WA 98273

Skagit County Auditor

6/15/2015 Page

1 of

1 2:32PM

\$72.00

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 152434-OE

Exhibit A

Grantor: Roland H. Greenfield and Maxine C. Greenfield
Grantee: Gregory R. Greenfield

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR ROLAND H. GREENFIELD and MAXINE C. GREENFIELD, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GREGORY R. GREENFIELD, AN UNMARRIED MAN, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Gov. Lot 2, 5-34-3 E W.M.

That portion of Government Lot 2, Section 5, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point 233 feet East and 15.6 feet South of the Northwest corner of said Government Lot 2 (said point being also the South line of County road);
thence continue East along South line of the County road, 209 feet;
thence South parallel to the West boundary of Government Lot 2, a distance of 600 feet;
thence Westerly parallel to the South line of County road a distance of 209 feet;
thence North 600 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 340305-0-020-0008, P21124

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 152434-OE.

Dated June 9, 2015
Roland H. Greenfield
Roland H. Greenfield

Maxine C. Greenfield
Maxine C. Greenfield

STATE OF
COUNTY OF

Washington
Skagit



SS:

I certify that I know or have satisfactory evidence that Roland H. Greenfield and Maxine C. Greenfield the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-9-15
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 2213
JUN 15 2015
Notary Public in and for the State of Washington
Residing at POW
My appointment expires: 12/31/18

LPB 10-05(i-1)
Page 1 of 1

Amount Paid \$5,095.50
Skagit Co. Treasurer
By MAM Deputy

Exhibit B

455 Pease Road Burlington, WA 98233

P23564

LEGAL DESCRIPTION

Parcel "A":

The East 264 feet of the South 825 feet of the Southwest 1/4 of the Southwest 1/4 of Section 5, Township 34 North, Range 4 East, W.M., EXCEPT the following described tract:

Beginning at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 5; thence West 264 feet; thence North 530 feet; thence East 280 feet; thence South 530 feet; thence West 16 feet to the place of beginning;

ALSO EXCEPT the following described tract:

Commencing at the Northeast corner of said East 264.00 of the South 825.00 feet; thence South 0 degrees 30' 59" East along the East line of said Southwest 1/4 of the Southwest 1/4 for a distance of 152.35 feet; thence North 18 degrees 35' 55" West for a distance of 36.19 feet to a point of curvature; thence along the arc of said curve to the right, concave to the Northeast, having a radius of 340.00 feet, through a central angle of 18 degrees 04' 56" an arc distance of 119.93 feet to a point of tangency; thence North 0 degrees 30' 59" West for a distance of 0.63 feet, more or less, to the North line of said South 825.00 feet of the Southwest 1/4 of the Southwest 1/4 at a point bearing North 89 degrees 18' 30" West from the point of beginning; thence South 89 degrees 18' 30" East along said North line for a distance of 30.01 feet, more or less, to the point of beginning.

Parcel "B":

That portion of an unnamed dedicated road adjoining the West line of Tract 85, "PLAT OF BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, all as described in Skagit County Superior Court Cause No. 81-2-00071-4, that lies within the following described tract:

Beginning at the Northwest corner of the above described Tract; thence South 89 degrees 23' 26" East along the North line of said Tract for a distance of 4.83 feet to the proposed Westerly margin of South Spruce Street; thence South 18 degrees 35' 55" East along said proposed Westerly margin for a distance of 31.13 feet, to a point of curvature; thence along the arc of said curve to the right, having a radius of 320.00 feet, through a central angle of 18 degrees 04' 56" for a distance of 100.99 feet to a point of tangency; thence North 87 degrees 27' 42" West to the Northeast corner of the West 16.00 feet of the South 530.00 feet of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 34 North, Range 4 East, W.M.; thence North 89 degrees 18' 30" West along said North line of the South 530 feet for a distance of 16.00 feet to the Northwest corner thereof at a point bearing South 0 degrees 30' 59" East from the point of beginning; thence North 0 degrees 30' 59" West along the West line of said subdivision, also being the West line of the above described unnamed dedicated road right-of-way for a distance of 127.91 feet, more or less, to the point of beginning.

EXCEPT that portion, if any, lying within a Tract of land conveyed to Thad. L. Bingham, et ux, by Deed recorded December 10, 1943, as Auditor's File No. 367953.

Parcel "C":

A non-exclusive easement for ingress, egress and utilities over, across and under the following described property as more fully provided for in document recorded September 30, 2004 under Auditor's File No. 200409300160:

The West 35 feet of that portion of Tract 85, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying West of the following described line:

Beginning at a point on the South line of said Tract 85, which is North 88 degrees 55' West, 1212.4 feet and 30 feet North of the South 1/4 corner of Section 5, Township 34 North, Range 4 East, W.M., said point being the Southwest corner of that tract conveyed to Joseph Pauli and Ethel Pauli, husband and wife, by deed dated December 26, 1958, and recorded December 29, 1958, under Auditor's File No. 574035; thence North along the West line of the Pauli Tract, 629.3 feet, more or less, to the North line of said Tract 85 and the terminal point of said line being hereby described.