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Skagit County Auditor
3/2/2017 Page

1 of

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\$75.00

9:37AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017805

MAR 02 2017

After recording mail to:Stiles Law Inc., P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro-Woolley, WA 98284Amount Paid \$~~0~~
Skagit Co. Treasurer
By *Mdm* Deputy

Grantor(s):	Frank R. Mudge as Trustee for The Deanna Wagner Trust
Grantee(s):	Frank R. Mudge
Legal :	LT. B. SCSP 6-89 AND PTN GOV TL 2 SEC 25-36-1 E AND TD LDS.
Parcel A Tax Parcel #:	P37847 / 350427-2-003-0304
Parcel B Tax Parcel #:	P46515 / 360125-0-004-0004
Parcel C Tax Parcel #:	P46535 / 360125-022-0002

QUIT CLAIM DEED

THE GRANTOR, Frank R. Mudge, Trustee for The Deanna Wagner Trust conveys and quit claims unto Frank R. Mudge (single man), as his own separate property, in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Parcel A: Lot B of SKAGIT COUNTY SHORT PLAT NO. 6-89, as approved March 14, 1989 and recorded March 15, 1989 in Volume 8 of Short Plats, page 116, under Auditor's File No. 8903150011, records of Skagit County, Washington; being a portion of Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 29-84, as approved September 21, 1984 and recorded September 25, 1984 in Volume 6 of Short Plats, page 172, Under Auditor's File No. 8409250015, Records of Skagit County, Washington, and being a portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian. Situated in Skagit County, Washington.

Parcel B: A non-exclusive easement for ingress, egress, and utilities over and across the following described tract:

That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Southeast corner of Lot 35 of the PLAT OF ROLLING RIDGE ESTATES, according to the plat thereof recorded in Volume 9 of Plats, pages 4 and 5, records of Skagit County, Washington;

thence North 89°35'52" East, along the North line of Rolling Ridge Drive, a distance of 17.79 feet to the true point of beginning;

thence continue North 89°35'52" East, a distance of 2.21 feet;

thence North 0°30'30" West, a distance of 3.66 feet;

thence South 30°39'44" West, a distance of 4.27 feet to the true point of beginning

All situated in Skagit County, Washington

AND

Parcel A: All that portion of the Government Lot 2, Section 25, Township 36 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of the county road North 22°29' West 206.1 feet from the Northwest corner of tract 4 of "The Florence V. Lewis North Guemes Tracts Skagit County, Wash. 1925", according to the plat recorded in Volume 4 of Plats, page 41, records of Skagit County, Washington;

thence along the East side of the County Road North 22°29' West 33.8 feet;

thence continuing along the East line of said road North 35°29' West 67.9 feet;

thence North 62°26' East 181 feet, more or less, to the government meander line of said lot 2;

thence Southeasterly along the meander line 100 feet, more or less, to a point that bears North 62°26' East from the point of beginning;

thence South 62°26' West 162 feet, more or less, to the place of beginning.

Parcel B: Tide lands of the second class situate in front of, adjacent to, and abutting upon said premises as conveyed by the State of Washington by deed recorded under Auditor's File No. 40763, records of Skagit County, Washington.

Situate in Skagit County, Washington.

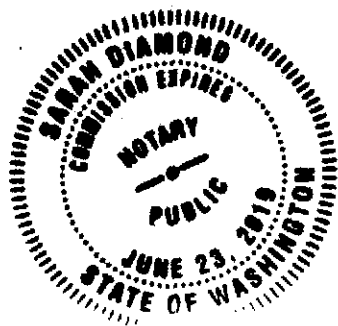
Dated February 23, 2017

Frank R. Mudge
Frank R. Mudge, Trustee for The Deanna
Wagner Trust, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **Frank R. Mudge, Trustee for The Deanna Wagner Trust**, who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 23 day of Feb, 2017



Sarah Diamond
NOTARY PUBLIC in and for the
State of Washington, residing at
1110 W. 1st St.
Commission Expires: 6-23-19