



201703170097

Skagit County Auditor

\$75.00

3/17/2017 Page

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3 1:51PM

WHEN RECORDED RETURN TO:

John K. Weigand, P.S.
601 W. Main Ave., Suite 812
Spokane, WA 99201

QUIT CLAIM DEED

Grantors: Dane A. Armstrong and Jacquelyn J. Armstrong (as to 50%)

Grantee: Dane and Jackie Armstrong Revocable Trust, Dane A. Armstrong and Jacquelyn J. Armstrong, co-Trustees

Legal Description (abbreviated): (TAX2BA, DK17); Ptn of SW1/4 of SW1/4, S17 TWP 34 RNG 4

Assessor's Tax Parcel ID#: P25540 / 340417-3-012-0203

THE GRANTORS, Dane A. Armstrong and Jacquelyn J. Armstrong, husband and wife, for and in consideration of funding a revocable living trust, convey and quit claim to the Dane and Jackie Armstrong Revocable Trust dated August 31, 2016, Dane A. Armstrong and Jacquelyn J. Armstrong, co-Trustees, as GRANTEES, all of their interest being an undivided fifty percent (50%) interest in and to the following described real estate situated in the County of Skagit, State of Washington:

See attached Legal Description

DATED this 2 day of ~~February~~, 2017.

march


Dane A. Armstrong

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171038
MAR 17 2017


Jacquelyn J. Armstrong


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

STATE OF WASHINGTON)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that **Dane A. Armstrong** and **Jacquelyn J. Armstrong** are the persons who appeared before me, and said persons acknowledged that they signed this instrument as their free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN to before me this 2nd day of March, 2017.




NOTARY PUBLIC in and for the State
of Washington, residing at Mount Vernon
My appointment expires: 06/08/2020

LEGAL DESCRIPTION
(PARCEL #P25540)

(TAX 2BA DKI7) THAT PORTION OF THE SW 1/4 OF THE SW 1/4 OF SEC 17, TWP 34, RNG 4 DESCRIBED AS FOLLOWS; BEGINNING AT A POINT IN THE SW 1/4 OF THE SW 1/4 WHICH IS 541.8 FEET NORTH AND 30 FEET EAST OF THE CORNER COMMON TO 17, 18, 19 AND 20 OF SAID TWP AND RNG; THENCE NORTH 53-14 EAST 444.3 FEET; THENCE SOUTH 43-11 EAST 128 FEET, MORE OR LESS, TO A POINT 50 FEET DISTANCE FROM AND AT RIGHT ANGLES TO THE CENTERLINE OF THE ABANDONED PUGET SOUND AND CASCADE RAILWAY AND COMPANY RIGHT OF WAY AS FORMERLY LAID OUT OVER AND ACROSS SAID SW 1/4 SW 1/4 OF SAID SECTION 17, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING RUN SOUTH 65-40 WEST, 490 FEET, MORE OR LESS, TO A POINT ON THE EAST MARGIN OF RIVERSIDE DRIVE FORMERLY U.S. HIGHWAY 99; THENCE NORTH ALONG THE EAST MARGIN OF RIVERSIDE DRIVE, 87.4 FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY TO THE NORTH LINE OF SAID SW 1/4 SW 1/4; THENCE EAST ALONG THE NORTH LINE OF SAID SW 1/4 SW 1/4 TO A POINT 392.70 FEET WEST OF THE NORTHEAST CORNER OF SAID SW 1/4 SW 1/4; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SW 1/4 SW 1/4, 400 FEET; THENCE WEST AT RIGHT ANGLES, 125 FEET, MORE OR LESS TO THE SOUTHEASTERLY MARGIN OF THE ABANDONED PUGET SOUND AND CASCADE RAILWAY RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY MARGIN OF SAID ABANDONED RIGHT OF WAY, 375 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 43-11 WEST FROM TRUE POINT OF BEGINNING; THENCE SOUTH 43-11 EAST, 12.6 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.