



201704110024

Skagit County Auditor
4/11/2017 Page

1 of

\$76.00
4 11:17AM

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

GIFT DEED

GRANTORS: **WOOD, JACOB A.**, a single man
As to an undivided one-sixth fractional interest
WOOD, JESSICA, a single woman as to any putative community
property interest

GRANTEE: **WALDE-WOOD, Linda J.**, a married woman as her separate
property
As to an undivided one-sixth fractional interest

Legal Description:
Abbreviated Form: Ptn Gvt Lot 4, S25, T33N, R4E WM
Additional on Page: Exhibit A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171450
APR 11 2017

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

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

THE UNDERSIGNED GRANTORS, **JACOB A. WOOD**, a single man who took title as a married man as his separate estate, and **JESSICA WOOD**, a single woman as to any putative community property interest she may hold as the former spouse of Jacob A. Wood, for and in consideration of love and affection and for no monetary consideration, convey and quit claim to **LINDA J. WALDE-WOOD**, a married woman as her separate property, as Grantee, all right, title, and interest held by either or both Grantors (believed to be an undivided one-sixth fractional interest held by Jacob A. Wood as his separate property) in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of either or both Grantors therein, to-wit:

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 330.3 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°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.