



201705300205

Skagit County Auditor

\$75.00

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3 4:18PM

When Recorded Return To:
K. T. Esp, Attorney at Law
301 Prospect Street
Bellingham, WA 98225

DOCUMENT TITLE: **QUIT CLAIM DEED**
REFERENCE NUMBER OF RELATED DOCUMENT: **9812160057**
GRANTORS: **KIMBERLY LYNN MCDANIEL AND G. DUFF MCDANIEL, CO-TRUSTEES OF THE MCDANIEL FAMILY CHILDREN TRUST**
ADDITIONAL GRANTORS: **N/A**
GRANTEES: **LAUREL ANNE WALLACE, KAYLA SUE MCDANIEL, GAVIN MCDANIEL SNYDER, JACKSON GRANT SNYDER**
ADDITIONAL GRANTEES: **NONE**
ABBREVIATED LEGAL DESCRIPTION: **PORTION OF SECTIONS 25 AND 26, T36N, R2E AND UNDIVIDED 1/16 INTEREST IN PORTION OF TIDELANDS, ROADWAY AND BEACH PROPERTY IN SECTIONS 25 AND 26 T36N, R2E**
ADDITIONAL LEGAL DESCRIPTION: **PAGE 2**
ASSESSOR'S TAX/PARCEL NUMBER: **360225-0-010-0005; P46963**

QUIT CLAIM DEED

The Grantors KIMBERLY LYNN MCDANIEL and G. DUFF MCDANIEL, CO-TRUSTEES OF THE MCDANIEL FAMILY CHILDREN TRUST dated November 24, 1998, for and in consideration of a distribution from an irrevocable trust, without consideration, convey and quit claim 25% to LAUREL ANNE WALLACE, 25% to KAYLA SUE MCDANIEL, 25% to GAVIN MCDANIEL SNYDER and 25% to JACKSON GRANT SNYDER the following-described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantors therein:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East of W.M. thence Easterly along the meander line 108.22 feet; thence South 190 feet to the point of beginning; thence East 90.78 feet; thence South 79.20 feet; thence West 90.78 feet; thence North 79.20 feet to the point of beginning; situate in the County of Skagit, State of Washington.

An undivided 1/16th interest in the following described real property:

Tidelands of the Second Class, situated in front of, adjacent to or abutting upon that part of the shore line of Lot 2, Section 25, Township 36 North, Range 2 East W.M., extending from the Northwest corner of said lot to a point S 87°33' East 351.2 feet from said Northwest corner of said lot, EXCEPT the West 2 chains thereof.

Together with an undivided 1/16th interest in the following described beach property:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East of W.M.; thence East 109 feet to the true point of beginning; thence East along the meander line 239.65 feet; thence South 44.55 feet; thence West 239.65 feet, more or less; thence North 30 feet to the true point of beginning.

Together with an undivided 1/16th interest in an irregular shaped roadway, running from the above described beach property to the County Road to the South, and described as follows:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East of W.M.; thence Easterly along the meander line 219.05 feet; thence South 33.56 feet to the true point of beginning; thence South 430 feet, more or less to the County Road; thence West 20 feet; thence North 380 feet, more or less to the Northeast corner of that certain parcel conveyed by James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quitclaim deed dated May 25, 1961, and recorded on August 26, 1963, under Skagit County Auditor's No. 640052; thence West 10.78 feet; thence North 50 feet; thence East 30 feet to the point of beginning.

Subject to all covenants, conditions, restrictions, assessments and easements of record.

2017 2348
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 30 2017

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