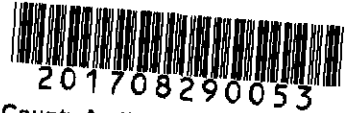


**After Recording Return To:**

Brian E. Clark  
Skagit Law Group, PLLC  
P. O. Box 336/227 Freeway Dr. Ste B  
Mount Vernon, WA 98273



Skagit County Auditor  
8/29/2017 Page 1 of 3 11:11AM \$76.00

**GIFT DEED**

**GRANTOR:** WANDA M. PEARCY, a single woman

**GRANTEES:** ROBERT M. PEARCY, a married man as his separate

**Legal Description:**

Abbreviated Form: SE1/4 SE1/4 SE1/4 S35 T34N R4E WM

Additional on Page: Exhibit A

**Assessor's Tax Parcel Nos:** 340435-4-021-0002; P29835

THE UNDERSIGNED GRANTOR, WANDA M. PEARCY, a single woman, for and in consideration of love and affection and for no monetary consideration, conveys and quit claims to ROBERT M. PEARCY, a married man as his separate property, all of her right, title, and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference for legal description.

DATED this 23<sup>rd</sup> day of August, 2017.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174063  
AUG 29 2017

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

*Wanda M. Pearcy*  
WANDA M. PEARCY

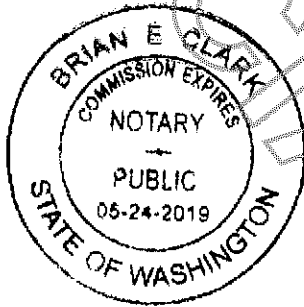
STATE OF WASHINGTON

COUNTY OF SKAGIT

}  
ss.

I certify that I know or have satisfactory evidence that **WANDA M. PEARCY** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23<sup>rd</sup> day of August, 2017.



*Brian E. Clark*

Printed Name Brian E. Clark  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 5/24/2019

UNOFFICIAL DOCUMENT

**EXHIBIT A**  
**(Legal Description)**

The Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 North, Range 4, East of the Willamette Meridian, EXCEPT road rights of way;

TOGETHER WITH a non-exclusive easement for ingress and egress over an existing road or lane 15 feet in width lying Easterly of the County road in the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 North, Range 4, East of the Willamette Meridian, running in a general Easterly and Westerly direction, as granted by Edward W. Dolch, et ux, to Anna Spaberg, et al, by an instrument dated March 27, 1965, filed March 29, 1965, as File No. 663988;

TOGETHER WITH M/H ORFL2AD334 Fleetwood 83 56x24;

SUBJECT TO and TOGETHER WITH a 30-foot wide non-exclusive mutually beneficial easement for ingress, egress, and utilities over, under, and across portions of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 North, Range 4 East, W.M., and portions of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 35 lying East of the road and also across a portion of the Southeast 1/4 of the Southeast 1/4 of said Section 35, said easement to be centered along the existing driveway as it currently exists. Said easement may be relocated to meet the needs of the underlying landowner as long as there is no impact to the owner of Skagit County Tax Parcel #340435-4-021-0002; P16170 legally described as follows:

The East 1/2 of Lot 1, Section 2, Township 34 North, Range 4 East, W.M.;

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, and other instruments of record, including that certain Lot Certification recorded January 26, 2017, under Skagit County Auditor's File No. 201701260067. Situate in the County of Skagit, State of Washington.