

WHEN RECORDED RETURN TO:

Tyler L. Jones  
Helsell Fetterman LLP  
1001 Fourth Avenue, Suite 4200  
Seattle, Washington 98154-1154



201802200060

Skagit County Auditor

\$76.00

2/20/2018 Page

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3 11:14AM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018648  
FEB 20 2018

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

**QUIT CLAIM DEED**

APN: 360231-0-008 0001/P47320, 360231-0-027 0008/P47339

Grantors, JOHN D. WALLACE and L. DIANE WALLACE, husband and wife, for no consideration but for the terms and conditions provided in the Trust Agreement described hereafter, convey and quit claim to Grantees, JOHN D. WALLACE and L. DIANE WALLACE, as Trustees of the WALLACE GUEMES ISLAND TRUST dated February 7, 2018 the following real estate, situated in Skagit County, Washington, together with all after acquired title of the Grantors therein.

Legal Description: PTN GL2 SEC 31, T36N, R2EWM

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO ALL CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND AGREEMENTS OF RECORD.

Dated: FEBRUARY 7, 2018

*John D. Wallace*  
\_\_\_\_\_  
JOHN D. WALLACE, Grantor

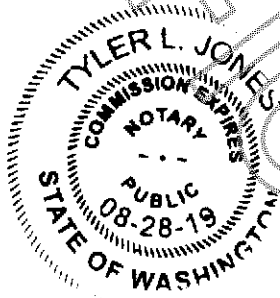
Dated: February 7, 2018

*L. Diane Wallace*  
\_\_\_\_\_  
L. DIANE WALLACE, Grantor

STATE OF WASHINGTON )  
                  Snohomish ) ss.  
COUNTY OF KING )

I hereby certify that I know or have satisfactory evidence that **JOHN D. WALLACE** is the person who appeared before me, and said person acknowledged that he signed this instrument, and on oath stated it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 7, 2018



*(Handwritten Signature)*

(Signature of Notary)

**TYLER L. JONES**

(Legibly Print or Stamp Name of Notary)

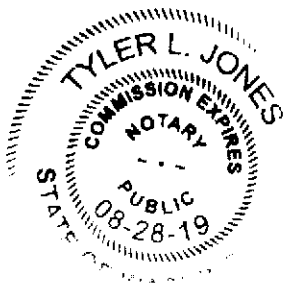
Notary public in and for the state of Washington,  
residing at Seattle, WA

My appointment expires 8/28/2019

STATE OF WASHINGTON )  
                  Snohomish ) ss.  
COUNTY OF KING )

I hereby certify that I know or have satisfactory evidence that **L. DIANE WALLACE** is the person who appeared before me, and said person acknowledged that she signed this instrument, and on oath stated it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 7, 2018



*(Handwritten Signature)*

(Signature of Notary)

**TYLER L. JONES**

(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington,  
residing at Seattle, WA

My appointment expires 8/28/2019

EXHIBIT A

PARCEL A:

A tract of land in Government Lot 2, Section 31, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the high water line of Padilla Bay which is 758.07 feet North and 232.09 feet East of the Southwest corner of said Lot 2, the South line of said Lot 2 bears East and West;  
Thence South  $64^{\circ} 30'$  East 200.0 feet;  
Thence South  $25^{\circ} 30'$  West 171.68 feet;  
Thence North  $64^{\circ} 30'$  West 200.0 feet;  
Thence North  $25^{\circ} 30'$  East 171.68 feet to the point of beginning;

TOGETHER WITH second class tidelands situate in front of, adjacent to or abutting thereon.

PARCEL B:

An easement for ingress and egress over, a 20 foot strip of land in Government Lot 2, Section 31, Township 36 North, Range 2 East of the Willamette Meridian, the centerline of which is described as follows:

Beginning at a point on the South line of said Government Lot 2, 527.74 feet East of the Southwest corner thereof;  
Thence North  $22^{\circ} 20'$  East 223.7 feet;  
Thence North  $71^{\circ} 08'$  East 85.17 feet;  
Thence North  $1^{\circ} 07'$  East 37.68 feet;  
Thence North  $31^{\circ} 39'$  West 136.55 feet;  
Thence North  $22^{\circ} 39'$  East 156.05 feet;  
Thence North  $68^{\circ} 39'$  West 307.50 feet to the East line of a tract conveyed to Ada W. Hartman under Auditor's File No. 482030, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress and egress over a strip of land in the Northeast Quarter of the Northwest Quarter of Section 6, Township 35 North, Range 2 East of the Willamette Meridian, the center line of which is described as follows:

Beginning at a point on the North line of said subdivision 527.74 feet East of the Northwest corner thereof,  
Thence South  $22^{\circ} 2'$  West 166.0 feet to an existing road

Situated in Skagit County, Washington

TOGETHER WITH all rights of the decedent to membership in the Seaway Hollow Association, a voluntary association, and to the real and personal property owned by the Trustees of the Association as such rights are set forth in the Seaway Hollow Association Trust Agreement dated November 13, 1983 and referred to in deed filed under Auditor's File No. 8401250610, Skagit County, Washington.

Situate in the County of Skagit, State of Washington.