



201804130071

Skagit County Auditor

\$76.00

4/13/2018 Page

1 of

3 1:57PM

When recorded return to:

DANIEL S. LEFEBER
P.O. BOX 206
BURLINGTON, WA 98233

QUIT CLAIM DEED

THE GRANTOR(S)

DANIEL STEPHEN LEFEBER

for and in consideration of

A GIFT, AFFECTION FOR MY FRIENDS

in hand paid, conveys and quit claims to

JUAN ERNESTO MEDRANO MONTE LONGO AND
LETICIA GALINDO RAMIREZ, A MARRIED
COUPLE

the following described real estate, situated in the County of

SKAGIT

, State of Washington

together with all after acquired title of the grantor(s) herein:

See Exhibit A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181485
APR 13 2018

Amount Paid \$ 0
Skagit Co. Treasurer
By HB Deputy

Abbreviated Legal: (Required if full legal not inserted above.) 12403 ST. RT. 9, MOUNT VERNON, WA
(0.6500 Ac) SURVEY RECORDED AFF# 200408090127, PARCEL 1
(AUDITOR FILE NUMBER 200011170114) PARCE "A":
Tax Parcel Number(s):

P23314

Dated: 4-12-18

Daniel S. Lefebvre
Leticia Galindo R.

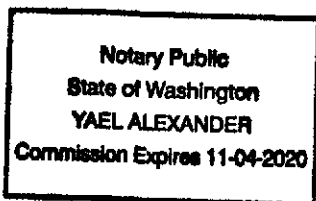
[Signature]

STATE OF Washington
COUNTY OF Skagit ss.

I certify that I know or have satisfactory evidence that Daniel S. Lefebvre, Juan E. Medrano
Montelongo, and Leticia Galindo Ramirez (is/are) the person(s) who appeared
before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be
free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: 04/12/2018

Yael Alexander
Notary name printed or typed: Yael Alexander
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 11-04-2020



PARCEL "A":

Tax Parcel Number: P23314/340401-0-038-0001

That portion of Government Lot 6 in Section 1, Township 34 North, Range 4 East, W.M., lying Westerly of the Westerly line of the Northern Pacific Railway Company right-of-way, Easterly of the Easterly line of the paved State Road, and Southerly of a fence which runs between a point on said Westerly line of said railway which is 549.7 feet Northerly of the point of intersection of said Westerly line with the Easterly line of said paved State Road (said "Point of Intersection" having been identified on the record as being 332-1/2 feet East and 1139 feet South of the intersection of the center lines of the Pickering and State Roads), and a point on said Easterly line of said road which is 537 feet Northerly of said point of intersection;

EXCEPT that portion of said property, if any, lying within the boundaries of a tract conveyed to Lois W. McAdow by deed dated March 16, 1950 and filed April 12, 1954 as File No. 500211.

EXCEPTING from the above premises the North 162 feet thereof and the South 210 feet thereof.

Situated in Skagit County, Washington.

Parcel "B":

That portion of the West 50 feet of the former railroad right-of-way described below lying between the North and South boundaries of the property described herein extended Easterly 50 feet, more or less, to the centerline of the former railroad right-of-way parcel:

That portion of Government Lots 2 and 6, Section 1, Township 34 North, Range 4 East, W.M., and that portion of the Southwest 1/4 of the Southeast 1/4, and of the East 1/2 of the Southwest 1/4, and of the Southeast 1/4 of the Northwest 1/4, all in Section 36, Township 35 North, Range 4 East, W.M., described as follows:

A strip of land 100.00 feet in width as conveyed to the Seattle Lake Shore and Eastern Railway Company by instruments recorded in Volume 10 of Deeds, page 32, on January 22, 1890, and as conveyed to the S. & I. Railway Company by instrument recorded in Volume 37 of Deeds, page 227, on March 21, 1899, records of Skagit County, Washington.

EXCEPT any portion conveyed to Robert L. Mumford by instrument recorded in Volume 532 of Official

Records, page 70, under Auditor's File No. 8309290021.

ALSO, EXCEPT from Parcels "A" and "B", the following described Tract:

Beginning at the intersection of the East line of State Highway No. 9 with the Northwest corner of Parcel "A" of those premises conveyed to Errol Hanson by Deed recorded November 12, 1999, under Auditor's File No. 199911120059; thence Northerly along said West line a distance of 24 feet 5 inches; thence Easterly to a point on the centerline of the 100 foot wide strip of land conveyed to the Seattle, Lake Shore and Eastern Railway Company by instrument recorded January 22, 1890 in Volume 10 of Deeds, page 32, which is 21 feet 6 inches North of the Northeast corner of Parcel "B" of the above referenced Hanson Deed; thence Southerly along said centerline 21 feet 6 inches to said Northeast corner of Parcel "B"; thence Westerly along the Northerly line of said Parcel "B" and said Parcel "A" to the point of beginning.
Situated in Skagit County, Washington.

Parcel "C":

The North 145.37 feet (as measured along the West line) of the following described parcel:
That portion of the East 50 feet of a strip of land 100 feet in width through Government Lot 6, Section 1, Township 34 North, Range 4 East, W.M., as conveyed to the Seattle Lake Shore & Eastern Railway Co. by deed recorded January 22, 1890, in Volume 10 of Deeds, Page 32, records of Skagit County, Washington, lying Southerly of the Southerly line of that portion of said 100 foot strip conveyed to Jack R. Moore, by deed recorded June 26, 1990, under Auditor's File No. 9006260012, records of County and State.

EXCEPT that portion, if any, lying within State Highway 9 and Front Street

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P23314 / 340401-0-038-0001, I