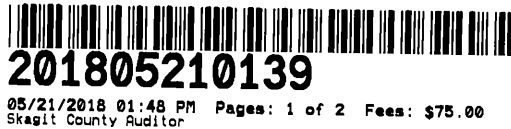


When recorded return to:

Matthew G Coleman
Jessica F Coleman
6701 Big Cedar Lane
Anacortes, WA 98221



Filed for Record at Request of
Guardian Northwest Title
Escrow Number: A115574

QUIT CLAIM DEED

A 115574
GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Section 31, Township 35 North, Range 2 East; Ptn. SW – SE (aka Lot 4, Short Card No. PL 06-1147)

THE GRANTOR JESSICA F COLEMAN, AS HER SEPARATE ESTATE for and in consideration of TO ESTABLISH COMMUNITY PROPERTY conveys and quit claims to MATTHEW G COLEMAN AND JESSICA F COLEMAN, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantor therein:

PARCEL "A":

Lot 4 as delineated on Short Card No. PL 06-1147 as approved on May 5, 2009 and recorded on May 12, 2009 under Auditor's File No. 200905120079, being a portion of the Southwest ¼ of the Southeast ¼ of Section 31, Township 35 North, Range 2 East, W.M..

PARCEL "B"

A non-exclusive easement for ingress, egress and utilities over and across that portion of the following described 20 foot strip of land lying within the boundaries of the Northwest ¼ of the Southeast ¼ of said Section 31, the centerline of which is described as follows:

Beginning at the Northwest corner of the Northwest ¼ of the Southeast ¼ of said Section; thence South 26°07'09" West a distance of 103.689 feet; thence South 70°21'56" East a distance of 307.232 feet; thence North 72°54'42" East a distance of 48.74 feet to the true point of beginning of said line; thence South 02°08'35" West a distance of 180.33 feet; thence South 30°57'57" West a distance of 119.156 feet; thence South 23°28'57" West a distance of 149.079 feet; thence South 01°11'47" West a distance of 225 feet, more or less, to the South line of the North 25 acres of the said Northwest ¼ of the Southeast ¼; thence South 15°21'17" West a distance of 78.768 feet; thence South 18°23'47" West a distance of 143.079 feet; thence South 09°54'24" West a distance of 126.368 feet; thence South 05°55'40" West a distance of 214.416 feet; thence South 20°35'32" West a distance of 158.838 feet to the terminal point of said line.

PARCEL "C":

A non-exclusive easement for ingress, egress and utilities over and across an existing one-lane dirt road in the Northeast ¼ of the Southwest ¼ and the Northwest ¼ of the Southeast ¼ of Section 31, Township 35 North, Range 2 East, W.M., which follows the following described staking line:

Beginning at the Northwest corner of the Northwest ¼ of the Southeast ¼ of said Section; thence South 26°07'09" West a distance of 103.689 feet; thence South 70°21'56" East a distance of 307.232 feet; thence North 72°54'42" East a distance of 48.74 feet to the terminal point of said line.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2094
MAY 21 2018

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

****Legal Description continued on next page****

PARCEL "D":

A non-exclusive 60 foot easement for ingress, egress and utilities, over, along, under and across existing road running from the Northwest portion of the West ½ of the Southwest ¼ of the Southeast ¼ in a circuitous route to the West line of the property hereinabove conveyed, which easement shall be appurtenant to and run with the land herein conveyed, SUBJECT TO pro-rata share of maintenance.

TOGETHER WITH a 60 foot easement for ingress, egress, road and utilities, appurtenant to and running with the property hereinabove described;

ALSO, non-exclusive right of ingress and egress, over, along and across the following described property, situated in the County of Skagit, State of Washington, to-wit:

Parcel A of Clark's Short Plat No. 24-78, revised May 30, 1984, under Auditor's File No. 8406010013, said parcel being described in Auditor's File No. 870546 and consisting of a forty foot (40') wide access and utility easement situated in part of the Northeast ¼ of the Southwest ¼ of Section 31, Township 35 North, Range 2 East, W.M., Skagit County, Washington.

PARCEL "E":

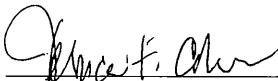
An easement for ingress, egress and utilities as conveyed in document recorded under Auditor's File No. 9709080043 and amended by document recorded under Auditor's File No. 200812300089.

PARCEL "F":

A non-exclusive easement for ingress, egress and utilities as delineated on Short Card No. PL 06-1147 as recorded under Auditor's File No. 200905120079.

Tax Parcel Number(s): **P128566, 350231-4-013-0400**

Dated: 5/15/18



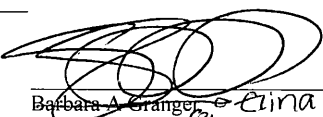
Jessica F. Coleman

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Jessica F. Coleman, 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 this instrument.

Dated: 5/15/18





Gina M. Walsh
Notary Public in and for the State of Washington
Residing at: Anacortes, Washington
My appointment expires: 4/25/2021 10/28/20