

When recorded return to:

Premier Title of Island County
7208 – 267th Street NW, #101
Stanwood, WA 98292

Title Order 01-168627-S ✓
Escrow No. 01348-41020

201809280106

09/28/2018 11:41 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Land Title and Escrow

QUIT CLAIM DEED

THE GRANTOR(S) DENNIS COBLE, as his separate estate

for and in consideration of NO MONETARY CONSIDERATION AND ONLY CLEARING TITLE
(WAC 458-61A-215)

in hand paid, conveys and quit claims to WILMA LOUIA, as her separate estate

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:

LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

GRANTOR HEREIN FULLY RELINQUISHES AND EXTINGUISHES ALL RIGHTS DESCRIBED AND
GRANTED IN "RIGHT OF FIRST REFUSAL", RECORDED AUGUST 28, 2000, UNDER SKAGIT
COUNTY AUDITOR'S FILE NO. 200008280003.

Abbreviated Legal: Ptn Gov Lot 2 in S25-T36N-R2E WM

Tax Parcel Number(s): 360225-0-015-0406 / P46973

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 4324
SEP 28 2018

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

Dated: 9-24, 2018

Dennis Coble

Dennis Coble

STATE OF WASHINGTON
COUNTY OF Skagit ss.

I certify that I know or have satisfactory evidence that

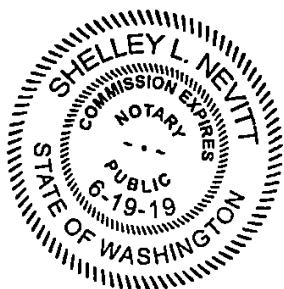
Dennis Coble

(is/are) the person(s)

who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: Sept. 24, 2018

Shelley L. Nevitt
Notary name printed or typed: Shelley L. Nevitt
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 6-19-2019



01-168627-S

DESCRIPTION:

EXHIBIT "A"

PARCEL "A":

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at an existing concrete marker for the meandering corner on the West section line of said section; thence North 88°07'33" East along the meander line 219.05 feet; thence South 0°02' West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775, said point being the true point of beginning; thence North 89°58' West a distance of 20 feet, more or less, to the East line of that certain tract sold to Paul Billeter et ux by instrument recorded July 26, 1967, under Auditor's File No. 702409; thence South along said East line and said East line extended, a distance of 83 feet, more or less, to a point which bears North 89°58' West a point on the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, which lies 83 feet from the South line of said Metzker Tract when measured along said East line; thence South 89°58' East a distance of 148.83 feet, more or less, to the East line of said Green Tract; thence North along the East line of said Green Tract 83 feet to the South line of the said Metzker Tract; thence West along said South line 129.64 feet to the true point of beginning,

EXCEPT that portion lying West of the East line of the following described tract:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, 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 to James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961 and recorded August 26, 1963, under Auditor's File No. 640052; thence West 10.78 feet; thence North 50 feet; thence East 30 feet to the point of beginning. (Said Parcel also known as Tract A of Short Plat No. 35-73.)

TOGETHER WITH an easement for ingress, egress and utilities of the East 10 feet of Tracts B and C of said Short Plat No. 35-73.

Situate in the County of Skagit, State of Washington.

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DESCRIPTION CONTINUED:

PARCEL "B":

An undivided 1/16th interest in an irregular shaped roadway described as follows:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, 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 Quit Claim Deed dated May 25, 1961 and recorded August 26, 1963, under Auditor's File No. 640052; thence West 10.78 feet; thence North 50 feet; thence East 30 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

An easement for ingress, egress and utilities over, under and across the following described tract:

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at an existing concrete marker for the meandering corner on the West section line of said section; thence North 88°07'33" East along the meander line, 219.05 feet; thence South 0°02' West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775, said point being the true point of beginning; thence North 89°58' West a distance of 20 feet, more or less, to the East line of that certain tract of land sold to Paul Billeter and Edna H. Billeter, husband and wife, by instrument recorded July 26, 1967, under Auditor's File No. 702409; thence South along said East line 79.20 feet, more or less, to the Southeast corner of said Billeter tract; thence West along the South line of said Billeter tract 15 feet; thence South 0°02' West, 180 feet, more or less, to the North line of the existing public road commonly referred to as the Blue Heron Road; thence North 86°27'50" East along the North line of said road, 40 feet, more or less, to a point which lies South 86°27'50" West, 121.72 feet from the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, when measured along the North line of said road;

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DESCRIPTION CONTINUED:

PARCEL "C" continued:

thence North 0°02' East 144.20 feet;
thence North 25°10'42" East 35.37 feet;
thence North 0°02' East, 83.00 feet, more or less, to the South line of said Metzker tract;
thence East along said South line a distance of 20 feet, more or less, to the true point of beginning,

EXCEPT that portion thereof lying within the boundaries of the above described Parcels "A" and "C".

Situate in the County of Skagit, State of Washington.

PARCEL "D":

TOGETHER WITH 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 shoreline of Lot 2, Section 25, Township 36 North, Range 2 East, W.M., extending from the Northwest corner of said lot to a point South 87°22' East 351.2 feet from said Northwest corner of said lot,

EXCEPT the West 2 chains thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

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, 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.

Situate in the County of Skagit, State of Washington.