



201902010014

02/01/2019 08:53 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Ronald L Miller
1745 McDaniel Avenue
San Jose, CA 95126
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019353
FEB 01 2019

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

QUIT CLAIM DEED

THE GRANTOR, Ronald L. Miller a married person, as his separate estate, AKA, Ronald L. Miller, a single man, AKA, Ronald Lee Miller, a married person,

For and in consideration of: Transfer to Grantors Revocable Trust,

In hand paid, conveys and quit claims to: Ronald L. Miller Trustee of the Ronald L. Miller Separate Property Trust created August 10, 2018, as amended from time to time,

The following described real estate, situated in the County of Skagit, State of Washington together with all after acquired title of the grantor herein:

Property 1: Lot B, Replat of Lot 8, Thunderbird Village Third Addition, According to the Plat there of Recorded in Volume 14 of Plats, Page 64, Records of Skagit County, Washington. Assessors #Parcel /Acc # 4505-000-02-0000, P83523.

Subject to: Restrictions, reservations and easements of record.

Property 2: Lot C, Replat of Lot 8, Thunderbird Village Third Addition, "as per plat recorded on Volume 14, of Plats, page 64, Records of Skagit County Washington. Assessors Tax Parcel # 4505-000-003-0009, P83524

Together with that certain "Road, Access and Utilities Easement", 30 feet in width as shown on the face of said plat.

See Attached Exhibit "A" for additional property descriptions.

EXHIBIT "A"

Property 3: Lot E, "Replat of Lot 8, Thunderbird Village Third Addition", as per plat recorded in Volume 14 of Plats, page 64 Records of Skagit County, Washington. Assessors Tax Parcel # 4505-000-005-0007, P83527.

Together with that certain "Road, Access and Utilities Easement", 30 feet in width as shown on the face of said plat.

Also Together with that certain Non-Exclusive Easement for the maintenance and repair of an existing sewer line over, under and across the following described tract.

An Easement 10 feet in width, being 5 feet on either side of the centerline of the existing and as built sewer line as it traverses through Lots B and C, "Replat of lot 8, Thunderbird Village Third Addition", as per plat recorded in Volume 14 of Plats, page 64, records of Skagit County, Washington as granted by instrument recorded April 24, under Auditor's File No. 9504240062 executed by William L. and Jane Kerr.

Situated in the City of Mount Vernon, County of Skagit, State of Washington.

Property 4: Parcel "A"

Lots 16 and 17, Block 2, "PAPE'S ADDITION TO THE CITY OF MOUNT VERNON", as per plat recorded in Volume 3 of plats, page 59, record of Skagit County. Situated in the City of Mount Vernon, County of Skagit, State of Washington. Assessors tax parcel # 3750-002-017-0003 / P53997

Parcel "B"

Lots 18 and 19, Block 2, "PAPE'S ADDITON TO THE CITY OF MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 59, records of Skagit County, Situated in the City of Mount Vernon, County of Skagit, State of Washington. Assessors tax parcel # 3750-002-019-0019 / P53999

Property 5: Assessors parcel # P62266

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of the North $\frac{1}{2}$ of the West $\frac{1}{2}$ of Tract 4, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

Beginning at the South $\frac{1}{4}$ corner of Section 28, Township 35 North Range 4 East, W.M.;
thence North $02^{\circ}01'45''$ East along the West line of the Southeast $\frac{1}{4}$ of said Section 28 a distance of 326.13 feet to an intersection with the Westerly extension of the South line of said North $\frac{1}{2}$ of the West $\frac{1}{2}$ of Tract 4;
thence South $86^{\circ}45'50''$ East along said line 30.01 feet to the Southwest corner of said North $\frac{1}{2}$ of the West $\frac{1}{2}$ of Tract 4;
thence North $02^{\circ}01'45''$ East along the West line of said Tract 4 a distance of 150.01 feet to the TRUE POINT OF BEGINNING;
thence South $02^{\circ}01'45''$ West, along said West line 30.01 feet;
thence South $86^{\circ}45'50''$ East parallel to said South line of the North $\frac{1}{2}$ of Tract 4, a distance of 315.00 feet;
thence South $02^{\circ}01'45''$ West, parallel to said West line of Tract 4, a distance of 120.00 feet to said South line of the North $\frac{1}{2}$ of Tract 4;
thence South $86^{\circ}45'50''$ East, along said South line, a distance of 331.42 feet to the West line of that certain tract conveyed to L.R. Lashley by deed dated and filed on April 8, 1959, and recorded in Volume 301 of Deeds, page 273, under Skagit County Auditor's File No. 578804;
thence North $00^{\circ}34'00''$ East, along said West line, a distance of 150.14 feet to a point that is South $86^{\circ}45'50''$ East from the true point of beginning;
thence North $86^{\circ}45'50''$ West, parallel to said South line of the North $\frac{1}{2}$ of Tract 4, a distance of 642.58 feet the TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH an easement for road and utilities, 60 feet in width, the center line of which is described as follows:

Beginning again at the TRUE POINT OF BEGINNING of the above described tract;
thence South $86^{\circ}45'50''$ East, parallel to said South line of the North $\frac{1}{2}$ of Tract 4, a distance of 465.85 feet to the TERMINUS of said center line, said terminus point also being the center of a circle having a radius of 45 feet to be included as a cul-de-sac for this easement and be a part of said easement.

(Also known as Tract "D", Short Plat No. 5-72, approved January 27, 1972)

Situate in the County of Skagit, State of Washington.

Dated: 1/23/19Ronald L. Miller

Ronald L. Miller

Grantor

State of California)
County of Santa Clara) ss.

I certify that I know or have satisfactory evidence that Ronald L. Miller is the person who appeared before me, and said person acknowledges 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: January 23, 2019Maria J. Leal

Notary name printed or typed Maria J. Leal
Notary Public in and for the State of
California
Residing at Santa Clara Co.
My appointment expires: Feb. 11, 2019