

201911040067

11/04/2019 10:49 AM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

**After recording mail to:**

Stiles Law Inc., P.S.  
P.O. Box 228 / 925 Metcalf Street  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 04 2019

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

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Grantor(s): Phyllis L. Queen  
Grantee(s): James McMullen, Jr., as his separate property  
Legal : NW ¼ SW ¼ LESS TAX 9 & 12 & TAX 10 THAT PTN OF SW1/4 SW1/4 LY N OF C/L  
OF BLACK CRK  
Tax Parcel #: 350523-3-001-0000 / P40139 & 350523-0-019-0006 / P40130

**QUIT CLAIM DEED**

THE GRANTOR, PHYLLIS L. QUEEN, for and in consideration of love and affection, conveys and quit claims unto JAMES MCMULLEN, JR., as his own separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

**P40139 / 350523-3-001-0000:**

The Northwest quarter (NW ¼) of the Southwest quarter (SW ¼) of Section Twenty-three (23), Township Thirty-five (35) North, Range Five (5) East of the Willamette Meridian.

EXCEPT from the above premises the following described tracts:

1. That portion lying within the bed and shores of the Skagit River.
2. Beginning at the intersection of an existing fence, which runs in a generally Easterly and Westerly direction across said subdivision with the West line of said subdivision, said point being 270 feet, more or less, South of the Northwest corner of said subdivision; thence Easterly parallel with the North line of said subdivision, to the Easterly toe of an existing dike and rip-rap which runs in a Northwesterly direction across said subdivision from the Skagit River; thence Southeasterly along said toe of the dike and rip-rap to the Skagit River; thence Northeasterly along said river to its intersection with the East line of said Northwest quarter (NW ¼) of the Southwest quarter (SW ¼); thence Northerly along said East line to the Northeast corner of said subdivision; thence Westerly along the North line of said subdivision to the Northwest corner thereof; thence Southerly along the

West line of said subdivision, 270 feet, more or less, to the point of beginning.


3. Beginning at a point in the middle of the channel of Black Creek as said channel is described in deed dated May 10, 1923 and recorded in Volume 126 of Deeds at page 519 at a point 330 feet North of the Southwest corner of said Northwest  $\frac{1}{4}$  of the Southwest quarter (SW  $\frac{1}{4}$ ); thence South 330 feet to said Southwest corner; thence East 387.75 feet to the middle of said channel; thence along the middle of said channel North  $31\frac{1}{2}^\circ$  West 198 feet; thence North  $55^\circ$  West 346.5 feet to the point of beginning.

**P40130 / 350523-0-019-0006:**

That portion of the Southwest quarter (SW1/4) of the Southwest quarter (SW  $\frac{1}{4}$ ) of Section Twenty-three (23), Township Thirty-five (35) North, Range Five (5) East of the Willamette Meridian, described as follows:

Beginning at a point in the middle of the channel of Black Creek as said channel is described in deed dated May 10, 1923, and recorded in Volume 126 of Deeds at Page 518, a distance of 387.75 feet East of the Northwest corner of said Southwest quarter (SW  $\frac{1}{4}$ ) of the Southwest quarter (SW  $\frac{1}{4}$ ); thence South  $57\frac{1}{2}^\circ$  East along the middle of said channel, 82.5 feet; thence South  $14^\circ$  East along said channel 231 feet; thence along said channel North  $78^\circ$  East 330 feet; thence North  $70^\circ$  East 214.5 feet; thence North  $22\frac{1}{2}^\circ$  East 148.5 feet; thence West 750.75 feet to the point of beginning.

Dated Oct. 31<sup>st</sup>, 2019

  
Phyllis L. Queen, Grantor

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me **Phyllis L. Queen**, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 31<sup>st</sup> day of Oct. 2019

E. B. Queen

NOTARY PUBLIC in and for the State of Washington, residing at

Sedro-Woolley

Commission Expires: 12/2/21

