



201911270140

11/27/2019 02:24 PM Pages: 1 of 2 Fees: \$104.50  
Skagit County Auditor

When recorded return to:

Kim A. Miller  
Jeff Miller  
11608 Panorama Drive  
Sedro Woolley WA 98284  
(360)

## QUIT CLAIM DEED

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Kim A. Miller, who also took title as Kim Miller, as her separate estate, **19-3480**  
conveys and quit claims to Kim A. Miller and Jeff Miller, both single persons as Tenants in Common, 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:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: PTN of NE SE and SE NE 33-35N-5E

Tax Parcel Number(s): P40572 & 350533-1-001-2305

Dated: 11/19/19

Kim A Miller  
Kim A. Miller

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
**2019-2020**  
**NOV 27 2019**

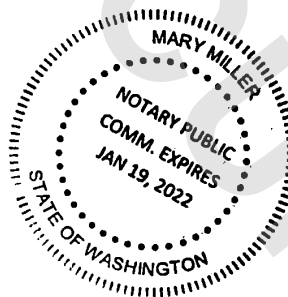
STATE OF WASHINGTON  
COUNTY OF SKAGIT

Amount Paid \$  
By MM Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that KIM A. MILLER is the person who appeared before me,  
and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and  
voluntary act for the uses and purposes mentioned in the instrument.

Dated: 19<sup>th</sup> day of October, 2019

Mary Miller  
Signature  
Notary Public  
Title



My appointment expires: 01.19.2022

**EXHIBIT A****LEGAL DESCRIPTION**

Property Address: 11608 Panorama Drive, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P40572 & 350533-1-001-2305

**Property Description:**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 33, Township 35 North, Range 5 East, W.M., lying North of County road known as the Old Day Creek Road and lying Westerly of the following described line:

Beginning at a point on the North line of the Southeast  $\frac{1}{4}$  of said Section 33, being 1,000 feet Westerly on a bearing of South  $89^{\circ}25'29''$  West from the East  $\frac{1}{4}$  corner of said Section 33; thence South  $3^{\circ}00'16''$  West 505 feet, more or less, to the Northerly margin of the County road known as Old Day Creek Road. ALSO that portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  in said Section 33, more particularly described as follows:

Beginning at a point on the South line of said subdivision being 1,000 feet Westerly on a bearing of South  $89^{\circ}25'29''$  West from the East  $\frac{1}{4}$  corner of said Section 33; thence North  $3^{\circ}00'16''$  East 250.43 feet; thence South  $89^{\circ}25'29''$  West 420.00 feet; thence South  $00^{\circ}33'37''$  West 250.00 feet to the East/West centerline of said Section 33; thence North  $89^{\circ}25'29''$  East along said centerline 409.32 feet to the point of beginning. (Also known as Tract 72 of Panoramic Plateau/Steelhead Bend)

EXCEPT all mineral rights in that portion of the above described property lying with the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  as reserved in Deed recorded March 5, 1932, under Auditor's File No. 249233 in Volume 159 of Deeds, page 281.

ALSO EXCEPT all mineral rights in that portion of the above described property lying within the Northeast  $\frac{1}{4}$  as reserved in Deed recorded November 13, 1911 in Volume 87 of Deeds, page 414.

TOGETHER WITH a non-exclusive easement 100 feet in width for ingress, egress and utilities over and across Section 33, Township 35 North, Range 5 East, W.M., the centerline of which is described as follows:

Beginning at the East  $\frac{1}{4}$  corner of said Section 33, thence South  $89^{\circ}25'29''$  West, along the East/West centerline of said Section 33, a distance of 1,000 feet; thence South  $3^{\circ}00'16''$  West 505 feet, more or less, to a point on the North line of the County road known as the Old Day Creek Road, said point also being the point of beginning of herein described centerline; thence North  $3^{\circ}00'16''$  East 505 feet, more or less to the East/West centerline of said Section 33; thence continuing North  $3^{\circ}00'16''$  East 250.43 feet; thence North  $89^{\circ}25'29''$  East parallel with said East/West centerline of said Section 33, a distance of 329.32 feet; thence North  $00^{\circ}33'37''$  East 740.00 feet; thence South  $89^{\circ}25'29''$  West 749.32 feet; thence South  $00^{\circ}33'37''$  West 740.00 feet; thence North  $89^{\circ}25'29''$  East 420.00 feet to the terminus of herein described centerline.