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01/03/2020 02:53 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When Recorded Please Return To:

LAWRENCE A. PIRKLE

PO Box 1788

Mount Vernon, WA 98273

(360) 336-6587

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 3 2

JAN 03 2020

Amount Paid \$ 0
By Skagit Co. Treasurer
BT Deputy

QUIT CLAIM DEED

THE GRANTOR, PENNY DARR, formerly known as PENNY BOYER and as PENNY HAYTON, as her separate property, for and in consideration of transfer to create Community Property, (WAC 458-61A-203(1)), conveys and quit claims to GRANTEE, JAMES M. DARR and PENNY J. DARR, 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.

Assessor's Parcel No: 3941-000-046-0002 P67114 and 3941-000-045-0201 P67113

Abbreviated Legal description:

Ptn Lots 45-47, Lakeview Tracts, Big Lake.

Legal description is more fully described on Exhibit "A" and incorporated herein by this reference.

Together with and subject to: All covenants, conditions, restrictions, reservations, agreements, assessments and easements of record, of any.

Dated 2 day of January, 2020.

PENNY DARR, formerly known as PENNY BOYER
and as PENNY HAYTON,

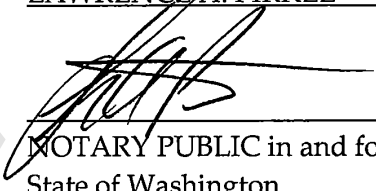
STATE OF WASHINGTON)
)
COUNTY OF SKAGIT) ss.

I certify that I know or have satisfactory evidence that PENNY DARR, formerly known as PENNY BOYER and as PENNY HAYTON, is 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 the instrument.

GIVEN under my hand and official seal this 2nd day of January, 2020.



LAWRENCE A. PIRKLE



NOTARY PUBLIC in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/23

EXHIBIT "A"**DESCRIPTION:****PARCEL "A":**

The North 21.5 feet of Lot 45 and all of Lot 46, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.," as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 47, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.," as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of Lot 47;
thence North along the East line thereof, a distance of 40 feet;
thence West at right angles to said East line of said tract to the West line of said tract;
thence South along the West line to the Southwest corner thereof;
thence East along the South line of said tract to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for roadway purposes over and across that certain area referred to in instrument recorded June 27, 1956, under Auditor's File No. 538022 as being graveled and used for roadway purposes in the East 30 feet of the South 35 feet of Lot 45, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.," as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington,

EXCEPT any portion thereof lying within the following described tract:

Beginning at the Southeasterly corner of said Lot 45;
running thence Northerly along the East line of Lot 45, 12.5 feet;
thence running Westerly to a point on the South boundary line of Lot 45, which is 35.13 feet Westerly from the Southeast corner of said Lot 45;
running thence along the South line of Lot 45 to the point of beginning.

Situate in the County of Skagit, State of Washington.

-continued-

EXHIBIT "A"**DESCRIPTION CONTINUED:****PARCEL "D":**

That portion of Lot 45, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.," as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, being more particularly described as follows:

Beginning at a point on the South line of the North 21.5 feet of said Lot 45 (line referred to in "Agreement As To Property Lines", recorded under Auditor's File No. 815797, between Tesariks and Sauers), and its intersection with the Westerly margin of Lakeview Boulevard, as shown on Survey Map filed in Book 6 of Surveys, page 11, under Auditor's File No. 8411080014;

thence South 22°01'30" East along said Westerly margin a distance of 8.5 feet;

thence South 74°45'57" West to the shoreline of Big Lake;

thence in a Northwesterly direction along said shoreline a distance of 30 feet, more or less, to the Westerly projection of the South line of the North 21.5 feet of said Lot 45;

thence North 86°46'30" East along said Westerly projection a distance of 108 feet, more or less, to the point of beginning,

EXCEPT the Southerly 3 feet thereof as conveyed to T. R. Sauer, et ux by deed recorded June 1, 1993, under Auditor's File No. 9306010008.

Situate in the County of Skagit, State of Washington.