

When recorded return to:
Zachary O. Smith
28917 64th Ave NW
Stanwood, WA 98292

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2020-1303
Date 04/10/2020

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041650

CHICAGO TITLE
620041650

QUIT CLAIM DEED

THE GRANTOR(S)

Zoe Elliott Smith, Spouse of the Grantee
for and in consideration of in hand paid, conveys and quit claims to
Zachary O. Smith, a married man as his 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN LOTS 14 AND 15 Block: BLK 43 TOWN OF MONTBORNE TGW PTN RR ROW

Tax Parcel Number(s): P74695/4135-043-015-0003

Dated: April 8, 2020

Zoe Elliott Smith
Zoe Elliott Smith

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Zoe Elliott Smith 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 this instrument.

Dated: April 9, 2020

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Washington
My appointment expires: 10-27-2022

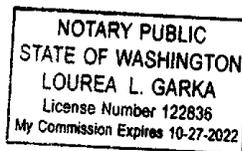


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74695/4135-043-015-0003

PARCEL A:

All of Lot 15 less the Northerly 20 feet thereof and the Northerly 30 feet of Lot 14, Block 43, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof, recorded in Volume 9 of Plats, page 80, records of Skagit County, Washington;

EXCEPT the Northeasterly 40 feet of said premises conveyed to Skagit County by deed dated October 9, 1946, filed October 15, 1946 as file No. 397033 and recorded in Volume 213 of Deeds, page 368.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining said premises;

ALSO TOGETHER WITH that portion per Judgment Quieting Title to Real Property filed June 23, 2009 under Skagit County Superior Court Case No. 05-2-01634-8.

LESS that portion lying northwesterly of the following described line and southwesterly of the northeast 40 feet of said lot 15, as conveyed to Skagit County by deed recorded October 15, 1946 as Auditor's File No. 397033 in Volume 213 of Deed, Page 368:

LINE: beginning at a point on the southwesterly line of said Skagit County parcel that lies South 37 degrees 42' 31" East, a distance of 25.59 feet from the northwesterly line of said Lot 15, said point being the true point of beginning of this line description; thence South 48 degrees 23' 37" West, a distance of 141.91 feet, more or less, to the shoreline of Big Lake, said point being the terminus of this line description.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the 100-foot wide railroad right-of-way commonly known as the Northern Pacific Railway, and originally conveyed to the Seattle Lake Shore and Eastern Railway, lying Westerly of line "RR" described below and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land in Block 43 and vacated Lakeside Boulevard of The Town of Montborne, according to the plat thereof, recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to R. Elaine Pedersen, et ux, by deed recorded December 27, 1983, under Auditor's File No. 8312270023, records of Skagit County, Washington.

LINE RR:

Begin at a point on the North line of the South Half of Government Lot 8 of Section 6, Township 33 North, Range 5 East of the Willamette Meridian, which is midway between the centerline of the original 100-foot wide right of way of the Seattle Lake Shore and Eastern Railway and the last mainline track of the Northern Pacific Railway as it existed in 1970;
Thence Northerly on a line drawn midway between the centerline of the original 100-foot wide right-of-way and the centerline of the above described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

LESS that portion lying northeasterly of that portion of Lot 15, Block 43, Plat of the Town of Montborne, as conveyed to Skagit County by deed recorded October 15, 1946 as Auditor's File No. 397033 in Volume 213 of Deed, Page 368, and lying Northwesterly of the following described line:

LINE: Beginning at a point on the North line of the South half of Government Lot 6, Section 6, Township 23 North, Range 5 East, W.M., which is midway between the centerline of the original 100-foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the last mainline track of the Northern Pacific Railway as it existed in 1970; thence Northerly on a line drawn midway between the centerline of the original 100-foot wide right-of-way and the centerline of the above described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

Situated in Skagit County, Washington.