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05/01/2020 02:51 PM Pages: 1 of 4 Fees: \$108.50
Skagit County Auditor

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LAWRENCE A. PIRKLE
PO Box 1788
Mount Vernon, WA 98273
(360) 336-6587

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020/5/1
MAY 01 2020

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

QUIT CLAIM DEED

THE GRANTOR, JAMES E. ROSS (aka James Ross), surviving spouse of NANCY J. ROSS (Deceased), for and in consideration of transfer to surviving spouse pursuant to a Lack of Probate Affidavit in Support of Community Property, (WAC 458-61A-202 (6)(h)), conveys and quit claim to **GRANTEE**, JAMES E. ROSS, a single person as his 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.

Assessor's Parcel No: 340533-3-005-0013 P30613, 340533-3-004-0006 P30610, 340533-3-004-0201 P107248

Abbreviated legal description, Ptn SW SW, 33-34-5. More fully described on Exhibit "A" and incorporated herein by this reference.

*Includes a 1991 Liberty Mobile Home that is located on the property.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, assessments and provisions, if any.

Dated the 24th day of April, 2020.

James E. Ross
JAMES E. ROSS, Surviving Spouse

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

The West 350 feet of the South 628 feet of that portion of the Southwest ¼ of the Southwest ¼ of Section 33, Township 34 North, Range 5 East, W.M., lying South of the Walker Valley Road, records of Skagit County, Washington,

EXCEPT Peter Burns Road.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest ¼ of the Southwest ¼ of Section 33, Township 34 North, Range 5 East, W.M., described as follows:

Beginning at the Southwest corner of said Section;
thence East along the South line thereof, 350.00 feet to the true point of beginning;
thence continuing East along the South line of said Section 958.00 feet;
thence North 36°18'46" West 1,107.65 feet;
thence South 44°11'02" West 178.74 feet;
thence South 66°59'32" West 356.00 feet to a point on the North line of that certain tract of land as conveyed to Leslie D. Tracy, a married man, by Deed dated January 31, 1976, and recorded January 31, 1976, under Auditor's File No. 694135, records of Skagit County;
thence East along the North line of the said Tracy property 150.27 feet to the Northeast corner thereof;
thence South along the East line of the said Tracy property 627.14 feet to the true point of beginning,

EXCEPT the Northeasterly 60 feet thereof, as conveyed to Donald Albert Tracy by deed recorded under Auditor's File No. 8505300019, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Southwest ¼ of the Southwest ¼ of Section 33, Township 34 North, Range 5 East, W.M., described as follows:

Beginning at a point on the South line of said Section which is 1,308.00 feet East of the Southwest corner of said Section and the true point of beginning;
thence North 02°02'13" East, a distance of 472.12 feet;
thence South 66°11'27" West, a distance of 352.05 feet;
thence South 34°54'58" East, a distance of 400.00 feet to the South line of said Section;
thence East along said South line a distance of 74.35 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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EXHIBIT "A"**DESCRIPTION CONTINUED:****PARCEL "C-1":**

A non-exclusive easement for ingress, egress and utilities over, under and across the following described tract:

Beginning at the Southwest corner of said Section 33;
thence East along the South line thereof 350.00 feet to the true point of beginning;
thence continuing East along the South line of said Section 958.00 feet;
thence North $36^{\circ}18'46''$ West 1,107.65 feet;
thence South $44^{\circ}11'02''$ West 178.74 feet;
thence South $66^{\circ}59'32''$ West 356.08 feet to a point on the North line of that certain tract of land as conveyed to Leslie D. Tracy, a married man, by deed dated January 31, 1976, and recorded January 31, 1976, under Auditor's File No. 694135, records of Skagit County, Washington;
thence East along the North line of the said Tracy property 150.27 feet to the Northeast corner thereof;
thence South along the East line of the said Tracy property 627.14 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

*Includes a 1991 Liberty Mobile Home that is located on the property.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, assessments and provisions, if any.