



202007090029

07/09/2020 09:07 AM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

After recording return to:

LAW OFFICES OF DAN KELLOGG  
P. O. Box 2168  
Renton, WA 98056

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*exempt*  
JUL 09 2020

DOCUMENT TITLE: Beneficiary Deed  
REFERENCE NUMBER OF RELATED DOCUMENT: n/a  
GRANTOR(S): Clemment A. Martin  
ADDITIONAL GRANTOR(S) ON PAGE: 1  
GRANTEE(S): Anne M. Jensen; Becky L. Beckfield; Darla M. Smith  
ADDITIONAL GRANTEE(S) ON PAGE: 1  
ABBREVIATED LEGAL DESCRIPTION: (1) Por. S. 30, T. 34 N., R. 5 E.W.M.,  
Skagit County, WA; (2) Por. S. 29, T. 34 N., R. 5 E.W.M., Skagit  
County, WA  
ADDITIONAL LEGAL DESCRIPTION ON PAGE(S): 1  
ASSESSOR'S TAX/PARCEL NUMBER(S): (1) 340530-1-006-0001/P30496;  
(2) 340529-2-005-0300

Amount Paid \$   
By Skagit Co. Treasurer  
*Mg* Deputy

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BENEFICIARY DEED  
(Transfer on Death Deed)  
(Skagit County)

CLEMMENT A. MARTIN, whose wife is Jane Martin, as his separate,  
for and in consideration of execution of a Transfer on Death Deed (WAC  
458-61A-202(7)), conveys and quit claims to:

ANNE M. JENSEN, whose husband is Roy E. Jensen;

and  
BECKY L. BECKFIELD, whose husband is Steve R. Beckfield;

DARLA M. SMITH, whose husband is Gregory E. Smith;

each as to an undivided one-third (1/3) interest therein as tenants in common, and not as joint tenants with right of survivorship, and each as her respective separate estate, the following described real estate, situated in King County, State of Washington, together with all after acquired title of the Grantor therein:

Parcel 1:

The Southeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 5 E.W.M.;  
EXCEPT railroad grades and road right of way;  
Situate in Skagit County, Washington.

Parcel 2:

The South Half of the Southeast Quarter of the Northwest Quarter, and the Easterly seven (7) acres of the South Half of the Southwest Quarter of the Northwest Quarter, all in Section 29, Township 34 North, Range 5 E.W.M.;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through a sixty (60) foot wide strip of land in the Northeast Quarter of Section 30, and in the Northwest Quarter of Section 29, all of Township 34 North, Range 5 E.W.M., the centerline of said easement described as follows:

Beginning at a point on the West line of the Southeast Quarter of the Northeast Quarter of said Section 30, which point is 788.96 feet North of the Southeast Corner thereof, and which point lies in the existing county road in the Northeast Quarter of said Section 30, known as the Taylor Road;  
Thence South 25 degrees 33'51" East, a distance of 68.63 feet, to the point of curvature of a curve to the left having a radius of 100.00 feet;  
Thence along said curve through a central angle of 126 degrees 51'05", an arc length of 221.40 feet;  
Thence North 27 degrees 35'03" East, a distance of 157.00 feet to the point of curvature of a curve to the right having a radius of 200.00 feet;  
Thence along said curve through a central angle of 93 degrees 50'04", an arc length of 327.54 feet;  
Thence South 58 degrees 34'53" East, a distance of 276.65 feet to the point of curvature of a curve to the left having a radius of 100.00 feet;

BENEFICIARY DEED

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Thence along said curve through a central angle of 33 degrees 40'07", an arc length of 58.76 feet to the point of reverse curvature with a curve to the right having a radius of 300.00 feet;  
Thence along said curve through a central angle of 41 degrees 22'21" an arc length of 216.62 feet to the point of reverse curvature with a curve to the left having a radius of 200.00 feet;  
Thence along said curve through a central angle of 32 degrees 53'45" an arc length of 114.83 feet to the point of reverse curvature with a curve to the right having a radius of 600.00 feet;  
Thence along said curve through a central angle of 15 degrees 37'16" an arc length of 163.58 feet to a point on the line between the above-described Sections 30 and 29, the Quarter Corner common to the said sections bears South 02 degrees 07'47" West, a distance of 638.22 feet;

Thence continuing along the curve last described through a central angle of 12 degrees 23'19", an arc length of 129.73 feet;  
Thence South 55 degrees 45' 50" East, a distance of 195.09 feet to the point of curvature of a curve to the right having a radius of 400.00 feet;

Thence along said curve through a central angle of 36 degrees 30'48", an arc length of 254.91 feet to the point of reverse curvature with a curve to the right having a radius of 100.00 feet;  
Thence along said curve through a central angle of 66 degrees 23'41", an arc length of 115.88 feet;

Thence South 85 degrees 38'42" East, a distance of 137.01 feet to the point of curvature of a curve to the left having a radius of 100.00 feet;

Thence along said curve through a central angle of 74 degrees 05'05", an arc length of 129.30 feet;

Thence North 20 degrees 16' 12" East, a distance of 136.98 feet to the point of curvature of a curve to the right having a radius of 200.00 feet;

Thence along said curve through a central angle of 31 degrees 03'18", more or less, an arc length of 108.40 feet, more or less, to the West line of the East seven (7) acres of the South Half of the Southwest Quarter of the Northwest Quarter of said Section 29, and the terminus of this centerline description;

EXCEPT those portions thereof lying within the existing Taylor Road right-of-way;

Situate in Skagit County, Washington.

