

202010200141

10/20/2020 02:17 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

After recording return to:
Stephen C. Schutt
P.O. Box 1032
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 20 2020

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

QUIT CLAIM DEED

Grantor(s) (Seller): MELVIN PROPERTIES, LLC, a Washington State Limited Liability Company

Grantee(s) (Buyer): PAYTON B. MELVIN, a single man

Legal Description (abbreviated): 1/4 of Gov. Lot 2, Section 31, Township 35 North, Range 2 East, W.M.

Assessor's Property Tax Parcel/Account No: P33320/ 350231-0-052-0007

THE GRANTOR(S): MELVIN PROPERTIES, LLC, a Washington State Limited Liability Company, situate in Skagit County, Washington, for and in consideration of a gift for love and affection, releases, conveys and quit claims to PAYTON B. MELVIN, a single man, all of the interest in the following described Real Estate:

Attached as "A"

Situate in the County of Skagit, State of Washington.

Dated this 6 day of October, 2020.

Brent M. Melvin
BRENT M. MELVIN, Registered Agent,
Melvin Properties, LLC, GRANTOR

STATE OF WASHINGTON)
:SS
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Brent M. Melvin is the individual who appeared before me, and said individual acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

- Dated this 6th day of October, 2020.



Shelly L. Ewing
Print Name: Shelly L. Ewing
Notary Public in and for the
State of Washington
My appointment expires: 02-04-22

ATTACHMENT "A"

Assessor's Property Tax Parcel/Account No: P33320/ 350231-0-052-0007

PARCEL A:

THAT PORTION OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0-11 WEST, 20 FEET; THENCE NORTH 89-57-37 EAST, 16.5 FEET TO THE INTERSECTION OF THE SOUTH LINE OF ALLEN SPRADLEY ROAD AND THE EAST LINE OF THE COUNTY ROAD NAMED AVENUE 'O' SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 0-03-30 WEST, 185 FEET; THENCE SOUTH 89-57-37, 91.33 FEET, MORE OR LESS, TO THE EAST LINE OF AVENUE 'O'; THENCE NORTH 0-11 EAST, 185 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL B:

THE NORTH 185 FEET OF THE FOLLOWING DESCRIBED PROPERTY; THAT PORTION OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0 DEGREES 11' WEST 20 FEET; THENCE NORTH 89 DEGREES 57'37" EAST 16.50 FEET TO THE INTERSECTION OF THE SOUTH LINE OF ALLEN SPRADLEY ROAD AND THE EAST LINE OF THE COUNTY ROAD NAMED AVENUE 'O'; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE EASTERLY A DISTANCE OF 201.33 FEET; THENCE SOUTH 0 DEGREES 03' 30" TO A POINT 66.00 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 89 DEGREES 56' WEST PARALLEL TO AND 66 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION THE EAST LINE OF SAID 'O' AVENUE; THENCE NORTH ALONG THE EAST LINE OF 'O' AVENUE TO THE TRUE POINT OF BEGINNING. EXCEPT THAT PORTION OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 2, IN SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF THE ALLEN SPRADLEY ROAD AT A POINT 20 FEET SOUTH AND 107.83 FEET EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0 DEGREES 03' 30" WEST, 175 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID COUNTY ROAD, 110 FEET; THENCE NORTH 0 DEGREES 03' 30" EAST, 175 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID COUNTY ROAD, THENCE WESTERLY ALONG THE SOUTH LINE OF THE COUNTY ROAD TO THE POINT OF BEGINNING. ALSO TOGETHER WITH THAT PORTION OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 2, IN SECTION 31, TOWNSHIP 35 NORTH, RANGE 2, DESCRIBED AS FOLLOW: BEGINNING ON THE SOUTH LINE OF THE ALLEN SPRADLEY ROAD AT A POINT 20 FEET SOUTH AND 107.83 FEET EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0 DEGREES 03' 33" EAST, 175 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 0 DEGREES 03' 30" WEST 10 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID COUNTY ROAD, 110 FEET;

THENCE NORTH 0 DEGREES 03' 30' EAST, 10 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID COUNTY ROAD TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION. ALSO EXCEPT THAT PORTION OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 2, BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, THENCE SOUTH 0 DEGREES 11' WEST 20 FEET; THENCE NORTH 89 DEGREES 57' 37' EAST 16.50 FEET TO THE INTERSECTION OF THE SOUTH LINE OF SPRADLEY ROAD AND THE EAST LINE OF COUNTY ROAD AKA AVENUE 'O' SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89-57-37 EAST 91.33 FEET THENCE SOUTH 0-03-30 WEST 185 FEET; THENCE SOUTH 89-57-37 WEST 91.33 FEET, MORE OR LESS, TO THE EAST LINE OF AVENUE 'O'; THENCE NORTH 0-11 EAST 185 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.