

Return Address:
Souders Law Group
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Anacortes, Washington 98221

202010220013

10/22/2020 10:14 AM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 22 2020

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

QUIT CLAIM DEED

GRANTOR: SHERRY JEAN HILL, a married woman

GRANTEE: ABBY JEAN JACOBS, a married woman

LEGAL DESCRIPTION: See below

ASSESSOR'S TAX PARCEL NUMBER AND KEY NO.: 340111-0-016-0008 P19124
340111-0-029-0003 P19142

The Grantor, Sherry Jean Hill, a married woman, hereby conveys and quit claims to the Grantee, Abby Jean Jacobs, a married woman, for estate planning purposes, and for no other consideration, one-half of her interest in the following described real property, including the improvements thereon, situate in Skagit County, Washington, including any interest which the Grantor may hereafter acquire in the said property:

PARCEL "A" A TRACT OF LAND IN GOVERNMENT LOT 4, SECTION 11, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 4, 1853.93 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 4 DEGREES 09' EAST ALONG THE WEST LINE OF SAID LOT 4, 200.0 FEET; THENCE SOUTH 85 DEGREES 51' EAST 379.17 FEET TO THE SHORE LINE OF LAKE ERIE; THENCE SOUTHEASTERLY ALONG THE SHORE OF SAID LAKE ERIE TO A POINT WHICH BEARS SOUTH 85 DEGREES 51' EAST 487.13 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 51' WEST 487.13 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement for ingress and egress over a 40 foot strip of land, the centerline of which is described as follows: Beginning at a point in Government Lot 4, Section 11, Township 34 North, Range 1 East, W.M. at a point 1653.93 feet North and South 85 degrees 51' East 271.24 feet to the true point of beginning, and from said true point of beginning proceeding West 82 degrees 42' North across the property of the Grantors as granted by Darrell D. Deane and Gwendolyn Deane, his wife, by instrument dated April 14, 1958 and recorded under Auditor's File No. 564929.

TOGETHER WITH a non-exclusive easement for ingress and egress over a 40 foot strip of land, the centerline of which is described as follows: Beginning at a point in Government Lot 4, Section 11, Township 34 North, Range 1 East, W.M. at a point 1553.93 feet North and 284 feet South 85 degrees 51' East 284 feet from the Southwest corner of the aforesaid Lot 4 and from said point of beginning proceeding West 82 degrees 42' North across the property of the Grantors as granted by Lavern M. Deane and Ila June Deane, his wife, by instrument dated April 24, 1958 and recorded under Auditor's File No. 564930.

PARCEL "B" A TRACT OF LAND IN GOVERNMENT LOT 4, SECTION 11, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 4, 2053.93 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 4 DEGREES 09' EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4, 196.89 FEET; THENCE SOUTH 85 DEGREES 51' EAST TO THE SHORE LINE OF LAKE ERIE; THENCE SOUTHEAST ALONG THE SHORELINE OF SAID LAKE ERIE TO A POINT WHICH BEARS SOUTH 85 DEGREES 51' EAST FROM THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 51' WEST TO THE POINT

OF BEGINNING.


PARCEL "C" THAT PORTION OF GOVERNMENT LOT 4, SECTION 11, TOWNSHIP 34 NORTH, RANGE 1 E., W.M., IF ANY, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 4, 2,250.82 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 85 DEGREES 51' EAST TO THE SHORE LINE OF LAKE ERIE.

Situate in the County of Skagit, State of Washington.

It is the intent of the Grantor by this instrument to divest herself of one-half ownership interest in the above described property, and to establish one-half of said property as the property of the Grantee named herein.

Dated this 20th day of October, 2020.

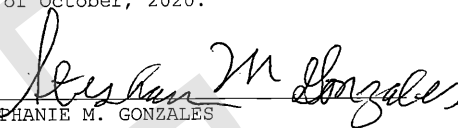

SHERRY J. HILL a married woman

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Sherry J. Hill 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.

SUBSCRIBED to before me this 20th day of October, 2020.




STEPHANIE M. GONZALES

NOTARY PUBLIC in and for the State of
Washington, residing at Anacortes.
My appointment expires 11/19/2022