



202012160214

12/16/2020 03:20 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

After recording return to:
Skagit County
Public Works Department
Attn: Torey Nelson
1800 Continental Place
Mount Vernon, WA 98273

2020-5374
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 16 2020

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Document Title: Quit Claim Deed

Grantors: Eric James Lynch and Leigh Anne Lynch, husband and wife.

Grantee: Skagit County, a political subdivision of the State of Washington.

Tax Parcel No(s): P74706 (XrefID: 4135-043-900-0803).

Abbreviated Legal:

MONTBORNE BLK 43 TAX 9 THAT PTN OF LOTS 1 2 & 3 BLK 43 & THAT PTN OF VAC LAKESIDE BLVD ADJ SD LOTS DESC AS FOL BAAP ON THE SW'LY LI OF THAT CERTAIN 40' RD WAY CONVEYED TO SKAGIT CO. UNDER AUDITOR FILE NO. 397033 60' SE'LY OF THE NW'LY LI OF SD LOT 1 TH NW'LY ALG THE SW'LY LI OF SD 40' RD WAY A DIST OF 50' TO A PT ON SD 40' RD WAY THAT IS 10' SE'LY OF NW'LY LI OF SD LOT 1 TH SW'LY IN A STRAIGHT LI TO AN INTERS OF THE SHORE LI OF BIG LAKE WITH THE NW'LY LI OF SE'LY 5' OF SD LOT 3 EXT SW'LY TO THE SHORE LI OF BIG LAKE TH SE'LY ALG THE SHORE LI OF SD LAKE TO AN INTERS OF SD SHORE LI OF BIG LAKE & THE SE'LY LI OF THE NW'LY 10' OF SD LOT 1 EXT SW'LY TO THE SHORE LI OF BIG LAKE TH NE'LY IN A STRAIGHT LI TO POB TGW PTN ABND NP RLY R/W LY WLY C/L SD R/W & LY BTW NELY EXT NW'LY & SELY LI HEREIN DESC TR & ALSO TGW FDP MONTBORNE BLK 43 TAX 8 PTN OF LTS 1-4 BLK 43 & TH PTN OF VAC LAKESIDE BLVD ADJ SD LTS DAF BAAP ON SW'LY LN TH 40FT RD CONVD TO SKAGIT CO AF#397033 10 SELY OF NW'LY LN OF SD LT 1 TH NW'LY ALG SW'LY LN OF SD 40FT RD 50FT TO INT WITH SELY LN SD LT 3 TH SW'LY IN STRT LN TO INT OF SHRLN OF BIG LK WITH NW'LY LN SELY 15FT OF SD LT 4 EXT SW'LY TO SHRLN BIG LK TH SELY ALG SHRLN OF BIG LK TO INT OF SD SHRLN SW'LY TO SHRLN OF BIG LK TH NELY IN STRT LN TPOB TGW PTN ABND NP RLY R/W LY WLY C/L SD R/W & LY BTW NELY EXT NW'LY & SELY LN HEREIN DESC TR Situate in Skagit County, State of Washington.

QUIT CLAIM DEED

The Grantors, **Eric James Lynch** and **Leigh Anne Lynch**, husband and wife, for the sole purpose of correcting inaccuracies in title, to facilitate the issuance of title insurance, and not for monetary consideration, but for good and valuable consideration, conveys and quit claims to **Skagit County**, a political subdivision of the State of Washington, the Grantee, the following described real estate, including any after-acquired interest of Grantors, situated in the County of Skagit, State of Washington:

See, **Exhibit A**, **Exhibit B**, and **Exhibit C** attached hereto and incorporated by reference.

Situate in Skagit County, State of Washington.

The above-described property is combined with adjoining properties of Grantee for all County road right-of-way purposes, specifically including for use as the County road right-of-way known as South Westview Road (County Road # 05020).

Grantors:

Eric James Lynch and Leigh Anne Lynch, husband and wife.

By: [Signature]
Eric James Lynch
Date: 11/18, 2020

By: [Signature]
Leigh Anne Lynch
Date: 11/18, 2020

STATE OF WASHINGTON }
COUNTY OF KING } ss.

I certify that I know or have satisfactory evidence that **Eric James Lynch** and **Leigh Anne Lynch**, husband and wife, are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they was authorized execute the instrument and acknowledged it to be the free and voluntary act of such and purposes herein mentioned.

DATED this 18th day of November, 2020.



[Signature]
Notary Public
Print name: Inseok Cheong
Residing at Kirkland
My commission expires 03/19/2022

EXHIBIT A

LEGAL DESCRIPTION

PARCEL "A":

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," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, SOLD BY REAL ESTATE CONTRACT RECORDED AS AUDITOR'S FILE NO. 634911 TO FRED WEST, ET. UX.


LINE "RR": BEGIN AT A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF GOVERNMENT LOT 6 OF SECTION 6, TOWNSHIP 33 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 CENTERLINE OF 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.

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," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, CONVEYED TO FRED WEST, ET UX, BY DEED RECORDED JANUARY 27, 1982, AS AUDITOR'S FILE NO. 8201270005.

LINE "RR": BEGIN AT A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF GOVERNMENT LOT 6 OF SECTION 6, TOWNSHIP 33 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 CENTERLINE OF 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.

NE 1/4, SW 1/4, SEC.6, TWP.33N., RGE. 5E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

 Axis Survey & Mapping	www.axismap.com	
	JOB NO. 20-010	DATE 10/6/2020
	DRAWN BY TJO	CHECKED BY EDA
	SCALE N/A	SHEET 1 OF 3

15241 NE 90TH ST,
SUITE 100
REDMOND, WA 98052
TEL. 425.823-5700
FAX 425.823-6700

EXHIBIT B

DEDICATION LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEASTERLY 47.50 FEET PARALLEL WITH LINE "RR" OF THE FOLLOWING DESCRIBED PARCEL(S) A AND B;

PARCEL "A":

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," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, SOLD BY REAL ESTATE CONTRACT RECORDED AS AUDITOR'S FILE NO. 634911 TO FRED WEST, ET. UX.

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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," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, CONVEYED TO FRED WEST, ET UX, BY DEED RECORDED JANUARY 27, 1982, AS AUDITOR'S FILE NO. 8201270005.

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10-16-20



CONTAINING AN AREA OF ±5,098 SQ. FT. NE 1/4, SW 1/4, SEC.6, TWP.33N., RGE. 5E., W.M. CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON


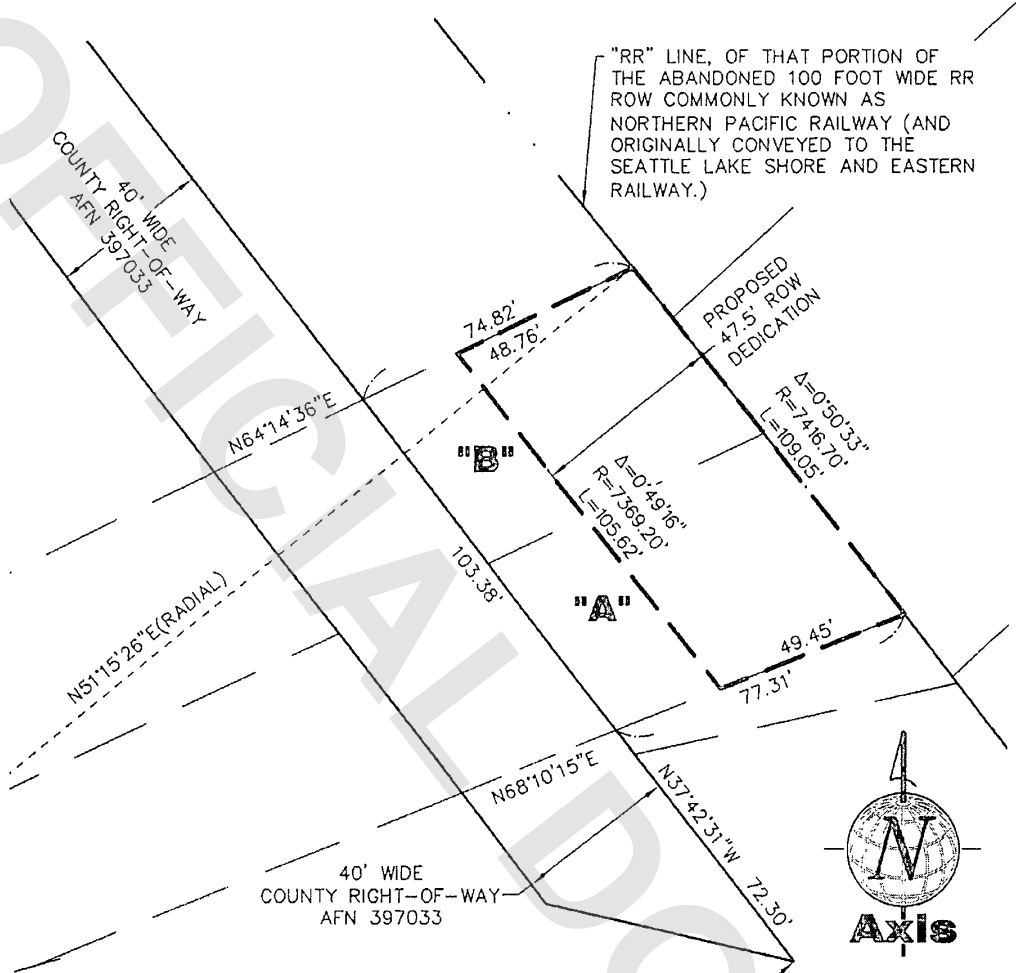
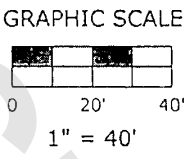
 Axis Survey & Mapping	15241 NE 90TH ST, SUITE 100 REDMOND, WA 98052 TEL. 425.823-5700 FAX 425.823-6700		www.axismap.com	
	JOB NO.	DATE	20-010	10/6/2020
	DRAWN BY	CHECKED BY	TJO	EDA
	SCALE	SHEET	N/A	2 OF 3

EXHIBIT C



"RR" LINE, OF THAT PORTION OF THE ABANDONED 100 FOOT WIDE RR ROW COMMONLY KNOWN AS NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY.)



THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

SOUTHEASTERLY CORNER OF LOT 1 BLOCK 43, PLAT OF THE TOWN OF MONTEBORNE

NE 1/4, SW 1/4, SEC.6, TWP.33N., RGE. 5E., W.M. CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

<p>Axis Survey & Mapping</p>	15241 NE 90TH ST, SUITE 100 REDMOND, WA 98052 TEL. 425.823-5700 FAX 425.823-6700	www.axismap.com	
		JOB NO.	DATE
		20-010	10/6/2020
		DRAWN BY	CHECKED BY
TJO	EDA	SCALE	SHEET
1"=40'	3 OF 3		