

202103300128

03/30/2021 02:28 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-1343
MAR 30 2021

Amount Paid \$0
By Skagit Co. Treasurer Deputy

AFTER RECORDING, MAIL TO:

Law Offices of Gary W. East
6675 N.E. Windermere Road
Seattle, Washington 98115

QUIT CLAIM DEED

THE GRANTOR, THE HOLBROOK FAMILY CABIN TRUST, by and through its Managing Trustee, KENDRA HOLBROOK in her separate capacity, conveys and quit claims to the GRANTEE, KENDRA HOLBROOK, a married woman as her separate estate the following described real estate situated in the County of Skagit, State of Washington:

P44730

THAT PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY LYING NORTHERLY OF A LINE MEASURED EIGHT (8) FEET SOUTHERLY OF AND PARALLEL TO THE SOUTHERLY OUTSIDE WALL OF THE BAUM RESIDENCE AS SITUATED ON THE GROUND (SAID RESIDENCE IS PARTIALLY LOCATED ON SAID PARCEL AS SHOWN IN THE SURVEY RECORDED IN SKAGIT COUNTY AUDITOR'S FILE NO. 9611120100) AND LYING EASTERLY OF THE AS-BUILT FENCE LINE RUNNING FROM THE IRON BOLT IN THE DEAD TREE SOUTHERLY TO THE SOUTHEAST CORNER OF THE CRESS PARCEL CONSISTING OF 0.52 ACRES AS SHOWN ON THE ABOVE-REFERENCED SURVEY, AND RUNNING NORTHERLY AS IDENTIFIED IN SECTION 3 OF THE COMPANION ORDER ENTERED IN THIS CAUSE ON OCTOBER 27, 1999. (A). BEGINNING AT THE MEANDER CORNER ON THE SECTION LINE BETWEEN SECTIONS 25 AND 26; THENCE NORTH 306.5 FEET TO AN IRON PEG ON THE NORTH SIDE OF THE COUNTY ROAD; THENCE ALONG THE NORTH BOUNDARY LINE OF THE SAID COUNTY ROAD SOUTH 58 DEGREES 75' WEST, 682.7 FEET TO THE TRUE POINT OF BEGINNING, WHICH IS THE INTERSECTION OF THE SOUTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO MOLLIE E BUCHANAN BY DEED DATED JULY 10, 1937 RECORDED AUGUST 1, 1938 IN VOLUME 175 OF DEEDS, PAGE 171; THENCE NORTH 27 DEGREES WEST ALONG THE WEST LINE OF SAID BUCHANAN TRACT AND SAID LINE EXTENDED, 180 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 27 DEGREES WEST 65 FEET, MORE OR LESS, TO THE CORNER OF THE PROPERTY BEING THE "CORNER" REFERRED TO IN DEED FROM FRANK O OLSON, ET AL, TO WALTER W DARSCH AND LAVERNA DARSCH, HUSBAND AND WIFE, DATED AUGUST 15, 1944, RECORDED SEPTEMBER 28, 1944 AS AUDITOR'S FILE NO. 374758;

THENCE NORTH 76 DEGREES 45' WEST, 46 FEET; THENCE SOUTHEASTERLY TO THE NORTHWEST CORNER OF THE TRACT 2 DESCRIBED ABOVE AND APPROXIMATELY 100 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 58 DEGREES 45' EAST TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. AND (B). PORTION OF GOVERNMENT LOT 1, DESCRIBED AS FOLLOWS, BEGINNING AT A POINT ON THE EAST LINE OF SECTION 26, WHICH LIES NORTH 0 DEGREES 0' EAST 306.50 FEET FROM GOVERNMENT MEANDER LINE CORNER, THENCE SOUTH 54 DEGREES 45' WEST 682.7 FEET THENCE NORTH 27 DEGREES 00' WEST 160.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED UNDER AUDITOR'S FILE NO. 673679. SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION. THENCE NORTH 2 DEGREES 57 MINUTES 30 SECONDS WEST 82.20 FEET TO THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN F BEAMAN. THENCE SOUTH 71 DEGREES 23' WEST ALONG THE NORTHERLY LINE OF SAID BEAMAN TRACT, 33.85 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 27 DEGREES 00' EAST 80 FEET TO TRUE POINT OF BEGINNING. ALSO KNOWN AS TAX 23B IN SECTION 26, TOWNSHIP 35, RANGE 9. SITUATED THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ALSO TOGETHER WITH THAT PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY LYING SOUTHERLY OF A LINE MEASURED TWELVE (12) FEET NORTHERLY OF AND PARALLEL TO THE NORTHERLY OUTSIDE WALL OF THE BAUM RESIDENCE AS SITUATED ON THE GROUND (SAID RESIDENCE IS PARTIALLY LOCATED ON SAID PARCEL IS SHOWN IN THE SURVEY RECORDED IN SKAGIT COUNTY AUDITOR'S FILE NO. 9611120100) AND LYING EASTERLY OF THE AS-BUILT FENCE LINE RUNNING FROM THE IRON BOLT IN THE DEAD TREE TO THE WEST SIDE AT THE GROUND OF THE LARGE ROCK PROTRUSION LOCATED 18 FEET NORTH OF THE HOUSE, EXTENDED NORTHERLY AND SOUTHERLY: TRACT IN LOT 1, 50 FEET BY 100 FEET, DESCRIBED AS BEING 200 FEET NORTHERLY FROM THE NORTHEAST CORNER OF OLD SCHOOL TRACT AND RUNNING NORTH 100 FEET, WEST 50 FEET SOUTH 100 FEET EAST 50 FEET, ALSO KNOWN AS TAX 4 IN SECTION 26, TOWNSHIP 35, RANGE 9 EAST, W.M.; BEING THE PARCEL CONVEYED TO CRESS IN THAT QUIT CLAIM DEED RECORDED IN SKAGIT COUNTY AUDITOR'S FILE NO. 9501170110.

(Tax Parcel 44730)

S26 T35 R9 TAX 23A BEG AT SW COR OF EPP SHULAR TR WHICH IS 342.7' W'LY ALG N BDY OF CO RD FROM SEC LINE BETW SECS 25 & 26 TH N'LY ALG W BDY OF SHULAR TR 100' FOR POB TH N'LY ALG W BDY OF SHULAR TR & SD BDY EXTENDED 200' TH W'LY 75' TH SW'LY 208' TH W'LY 33' TH S'LY 120' TO A LOT OWNED O. MOREHOUSE TH E'LY ALG SD LOT 92 TH N'LY 23' M/L TO NW COR OF COOK LOT TH NE'LY ALG N BDY OF COOK LOT 100' TO NE COR OF SD COOK LOT TH SE'LY ALG E BDY OF SD COOK LOT 42' TO NW COR OF TR OWNED BY MAUDE GARDNER TH E'LY ALG N BDY OF SD GARDNER TR TO POB ALSO BEG AT NW COR OF A TR OF LAND OWNED BY LEM OR MOLLIE BUCHANAN TH 100' NE'LY TH 10'

NWLY TO THE POB FOR THIS TR TH 110' NWLY TH 101.85' SWLY TH 80' SE'LY TH 61' NE'LY TH 50' SE'LY TH 39' NE'LY TO THE POB LESS TAX 23B

(Tax Parcel 44729)

S26 T35 R9 TAX 25 COM AT A PT N 31 DEG 8' E 225' & S 58 DEG 52' E 230' FROM THE NE COR OF LOT 1 BLK 7 ROCKPORT TH S 58 DEG 52' E 50' TH N 31 DEG 8' E 209' TH N 58 DEG 52' W 50' TH S 31 DEG 8' W 209 DEG TO BEG.

(Tax Parcel 44732)

S26 T35 R9 COMMENCING AT THE MEANDER CORNER OF THE SECTION LINE BETWEEN SECTIONS 25 AND 26; THENCE NORTH 306.5 FEET TO AN IRON PEG ON THE NORTH SIDE OF THE COUNTY ROAD; THENCE ALONG THE NORTH BOUNDARY LINE OF THE COUNTY ROAD, SOUTH 58.75 DEGREES WEST 682.7 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED AND THE POINT OF THE BEGINNING; THENCE NORTH 27 DEGREES WEST 100 FEET; THENCE NORTH 58.75 DEGREES EAST 100 FEET; THENCE SOUTH 27 DEGREES EAST 100 FEET; THENCE SOUTHWESTERLY ALONG THE BOUNDARY OF THE COUNTY ROAD TO THE POINT OF BEGINNING.

(Tax Parcel 44725)

DATED this 27 day of February, 2021.



KENDRA HOLBROOK, in her separate capacity as Trustee of the Holbrook Family Cabin Irrevocable Trust

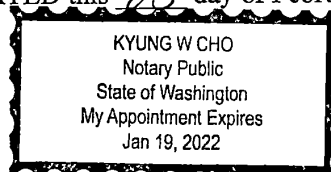
STATE OF WASHINGTON)

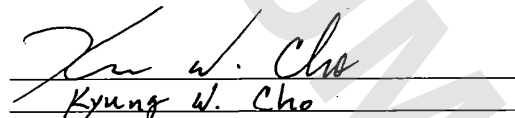
) ss.

COUNTY OF Spokane

I certify that I know or have satisfactory evidence that KENDRA HOLBROOK is the person who appeared before me as Trustee of the Holbrook Family Cabin Irrevocable Trust and who acknowledged that she signed this instrument in her capacity as Trustee, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this deed.

DATED this 25 day of ^{March} ~~February~~, 2021.




Kyung W. Cho

NOTARY PUBLIC in and for the State of Washington. Residing at: Spokane
My commission expires 01/19/2022