

AFTER RECORDING RETURN TO:

Johanna M. Coolbaugh
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701 Fifth Avenue, Suite 3300
Seattle, WA 98104

CORRECTION QUIT CLAIM DEED

Document Title(s) (or Transactions Contained Herein): Corrective Quit Claim Deed
Reference Number(s) of Documents Assigned or Released: 201609280102
Grantor: RICHARD M. LYONS, Trustee of the Richard M. Lyons and Katherine M. Lyons Revocable Living Trust
Grantee: RICHARD M. LYONS, as Trustee of the Credit Trust under the Lyons Living Trust, Dated October 24, 1995, as amended
Abbreviated Legal description: Lots: A SP# 75-72 Full legal description on pages 1 and 2.
Assessor's Property Tax Parcel/Account Number: 360226-0-042-0105
Real Estate Excise Tax Exempt Transfer: WAC 458-61A-217

THE GRANTOR, RICHARD M. LYONS, Trustee of the Richard M. Lyons and Katherine M. Lyons Revocable Living Trust, in order to correct that Statutory Warranty Deed dated September 22, 2016, which deed was recorded under Skagit County Auditor's File Number 201609280102 and to effectuate intent, hereby conveys and quit claims to RICHARD M. LYONS, as Trustee of the Credit Trust under the Lyons Living Trust, Dated October 24, 1995, as amended, GRANTEE, the following described real estate situated in the County of Skagit, State of Washington, including any interest therein which grantor may hereafter acquire:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated Legal:

Lot(s): A SP# 75-72

Tax Parcel Number(s): P47155 / 360226-0-042-0105

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 2021-4714
Date 10/13/2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47155 / 360226-0-042-0105

PARCEL A:

That portion of the West Half of Government Lot 4, Section 26, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of Section 26 a distance of 715.8 feet North of the Southwest corner thereof;
thence South $89^{\circ}44'30''$ East Parallel with the South line of said Section 26 a distance of 40.0 feet to the true point of beginning;
thence South $89^{\circ}44'30''$ East a distance of 95.0 feet;
thence North parallel with the West line of Section 26 a distance of 370.0 feet, more or less, to the Government meander line;
thence North $85^{\circ}00'00''$ West along the Government meander line to a point a distance of 40.0 feet East of the West line of Section 26,
thence South a distance of 378.0 feet, more or less, to the true point of beginning.
Together with Second Class Tide Lands lying in front of said tract.

(Being also known as Tract A of Skagit County Short Plat #75-72 approved on November 20, 1972.)

PARCEL B:

An easement for ingress and egress over a strip of land in Government Lot 4, Section 26, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of Section 26 a distance of 695.8 feet North of the Southwest corner thereof;
thence South $89^{\circ}44'30''$ East parallel with the South line of Section 26 a distance of 40.0 feet to the true point of beginning;
thence South $89^{\circ}44'30''$ East a distance of 629.6 feet to the East line of the West Half of Government Lot 4;
thence North $00^{\circ}12'40''$ East a distance of 20.0 feet;
thence North $89^{\circ}44'30''$ West a distance of 629.67 feet to a point due North of the true point of beginning;
thence South a distance of 20.0 feet to the true point of beginning.

ALL Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
 Purpose: to construct, operate maintain, repair, replace and enlarge an electric transmission and/or distribution system
 Recording Date: April 16, 1931
 Recording No.: 242593
 Affects: Portion of said premises

2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
 Recording No.: 9148 and 125618

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by George Loop
 Purpose: to construct and maintain water pipe together with rights of ingress and egress thereon.
 Recording Date: September 12, 1955
 Recording No.: 523925

4. Covenants, conditions, restriction, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat 75-72;

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
 Purpose: to construct, operate maintain, repair, replace and enlarge an electric transmission and/or distribution system
 Recording date: April 29, 2003
 Recording No.: 200304290139
 Affects: portion of said premises

EXHIBIT "B"Exceptions
(continued)

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. Protected Critical Area Site Plan, including Terms, Provisions and Conditions therein
- Recording Date: July 31, 2003
Recording No.: 200307310088
8. Protected Critical Area Site Plan, including Terms, Provisions and Conditions therein
- Recording Date: February 28, 2003
Recording No.: 200302280196
9. Record of Survey
- Recording Date: August 23, 2002
Recording No.: 200208230024
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
Purpose: to construct, operate maintain, repair, replace and enlarge an electric transmission and/or distribution system
- Recording Date: November 21, 1999
Recording No.: 199911020142
Affects: Portion of said premises
11. Assessments, if any levied by Samish Farms Water Association.
12. City, county or local improvement district assessments, if any.