

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-171907-NBKC

Tax ID No.: P36544

SAC R-171907-NBKC

QUIT CLAIM DEED

This deed is exempt from taxation by virtue of WAC sec. 458-61A-203(1) - to separate ~~community~~ property. ^{ex}

THIS DEED made and entered into on this 24TH day of MAY, 2021, by and between **WESLEY D. MELTON and LEEANN J. MELTON, WIFE OF GRANTOR**, a mailing address of 8550 Copper Lane, Sedro Woolley, WA 98284, hereinafter referred to as Grantor(s) and **WESLEY D. MELTON, A MARRIED MAN**, a mailing address of 8550 Copper Lane, Sedro Woolley, WA 98284, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Skagit County, Washington:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Legal Description (Abbreviated): 1/4 OF SECTION 14, TOWNSHIP 35 N, RANGE 4 EAST, SKAGIT COUNTY, WA.

Tax ID No.: P36544

Also known as: 8550 Copper Lane, Sedro Woolley, WA 98284

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 2021-5655
Date 12/10/2021

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Wesley D Melton
WESLEY D. MELTON

STATE OF WA
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that WESLEY D. MELTON, (is)are) the person(s) who appeared before me, and said person(s) acknowledged that (he)she/they) signed this instrument and acknowledged it to be (his)her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-24-21

Doug Clark
Notary Public in and for the State of WA

Print Name: Doug Clark

Residing at: Sedro Woolley, WA

My appointment expires: 12-15-21

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Leeann J. Melton
LEEANN J. MELTON

STATE OF WA
COUNTY OF SKEGIT

I certify that I know or have satisfactory evidence that LEEANN J. MELTON, (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-24-21

Doug Clark
Notary Public in and for the State of WA

Print Name: Doug Clark

Residing at: 21297 S.R. 20 Sedro Woolley, WA

My appointment expires: 12-15-21

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

No title exam performed by the preparer. Legal description and party's names provided by the party.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL "A"

THAT PORTION OF THE EAST 26 RODS OF THE WEST 40 RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT;
THENCE EAST ALONG THE NORTH BOUNDARY OF SAID TRACT, A DISTANCE OF 215 FEET;
THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF THE ABOVE DESCRIBED TRACT, A DISTANCE OF 200 FEET;
THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT, A DISTANCE OF 215 FEET, TO THE WESTERLY EDGE OF THE ABOVE DESCRIBED TRACT;
THENCE NORTH TO THE POINT OF BEGINNING,

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF SAID EAST 26 ROD OF THE WEST 40 RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT THENCE NORTH $88^{\circ}36'56''$ EAST (CALLED EAST ON PREVIOUS DESCRIPTION ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14 FOR A DISTANCE OF 215.00 FEET, TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO WESLEY D. MELTON AND DESCRIBED ON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200309300208, AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH $2^{\circ}31'20''$ EAST (CALLED SOUTH ON PREVIOUS DESCRIPTION) PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 ALONG THE EAST LINE OF SAID MELTON PARCEL FOR A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH $88^{\circ}36'56''$ WEST (CALLED WEST ON PREVIOUS DESCRIPTION) PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 ALONG THE SOUTH LINE OF SAID MELTON PARCEL FOR A DISTANCE OF 32.24 FEET, MORE OR LESS, (CALLED 29 FEET, MORE OR LESS, ON QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201211150070) TO AN EXISTING FENCE LINE;
THENCE ALONG SAID FENCE LINE NORTH $2^{\circ}45'22''$ WEST FOR A DISTANCE OF 75.79 FEET TO AN ANGLE POINT IN SAID FENCE LINE;
THENCE NORTH $3^{\circ}29'54''$ WEST FOR A DISTANCE OF 45.55 FEET TO AN ANGLE POINT IN SAID FENCE LINE;
THENCE CONTINUE ALONG SAID FENCE LINE NORTH $3^{\circ}10'01''$ WEST

FOR A DISTANCE OF 78.71 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14 AT A POINT BEARING SOUTH 88°36'56" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°36'56" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 34.21 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL "B"

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES, ALONG A ROAD AS CONSTRUCTED, FROM WHAT IS KNOWN AS THE OLD GRADE ROAD, LYING SOUTH OF THE MAIN TRACT ABOVE DESCRIBED ALONG THE WESTERLY BOUNDARY OF THE EAST 26 RODS OF THE WEST 40 RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, TO A POINT WHICH IS 605 FEET SOUTH OF THE NORTH LINE OF SAID PROPERTY AND 20 FEET EAST OF THE WEST LINE OF SAID PROPERTY;
THENCE IN A NORTHEASTERLY DIRECTION TO A POINT WHICH IS 300 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH 605 FEET OF THE WEST 215 FEET OF THE EAST 26 RODS OF THE WEST 40 RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION;
THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY EDGE THEREOF TO THE SOUTHEAST CORNER OF THE MAIN TRACT ABOVE DESCRIBED, AS SAID EASEMENT WAS CONVEYED AND CREATED BY INSTRUMENTS DATED JUNE 12, 1956 AND AUGUST 28, 1956, RECORDED JUNE 25, 1956 AND AUGUST 29, 1956, UNDER AUDITOR'S FILE NOS. 537874 AND 540764, RECORDS OF SKAGIT COUNTY, WASHINGTON.

AND ALSO SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Parcel ID:P36544

Commonly known as 8550 Copper Lane, Sedro Woolley, WA 98284
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: 1/4 OF SECTION 14, TOWNSHIP 35 N, RANGE 4 EAST, SKAGIT COUNTY, WA.