

202201240102
01/24/2022 11:48 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

Return Address:
Edmonds Wills & Trusts
Kyle G. Ray, Attorney at Law
114 2nd Avenue South, Suite 101
Edmonds, WA 98020

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022.258

JAN 24 2022

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

QUIT CLAIM DEED

Grantors:

1. **DANILSON, CURTIS MICHAEL**
2. **DANILSON, DALRAE KRISTINE**

Who took title as Curt Danilson and Dalrae Danilson

Grantees:

1. **CURTIS MICHAEL DANILSON and DALRAE KRISTINE DANILSON**, trustee, or successor trustee(s) of the **CURTIS MICHAEL DANILSON AND DALRAE KRISTINE DANILSON TRUST DATED DECEMBER 20, 2021**

Property Address:

1. 15715 BOW HILL RD, BOW, WA 98232

Abbreviated Legal Description:

1. TRACT B SHORT PLAT 40-73, RECORDED UNDER AF#940520154, LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. EXCEPT COUNTY R/W. EXCEPT THAT PORTION OF TRACT B OF SAID SHORT PLAT, LYING SOUTH OF BOW HILL ROAD AND EAST OF BOW CEMETERY ROAD.

Assessor's Property Tax Parcel Account Number:

1. P33737 / 350303-1-019-0202

QUIT CLAIM DEED

CURTIS MICHAEL DANILSON and DALRAE KRISTINE DANILSON (who took title as Curt Danilson and Dalrae Danilson), husband and wife, hereby quit claims and conveys to **CURTIS MICHAEL DANILSON and DALRAE KRISTINE DANILSON, trustee, or successor trustee(s) of the CURTIS MICHAEL DANILSON AND DALRAE KRISTINE DANILSON TRUST DATED DECEMBER 20, 2021**, (hereinafter referred to as "Assignee"), the following described real estate in Skagit County, State of Washington:

Property Address: 15715 BOW HILL RD, BOW, WA 98232

Tax Parcel Number: P33737 / 350303-1-019-0202

Legal Description:

Parcel A

That portion of the West 90 feet of Government Lot 1 in Section 3, Township 35 North, Range 3 East, WM., lying Northerly of the North Samish River as it existed on June 29, 1882, and lying Southerly of the Bow Hill County Road, EXCEPT road and ditch rights of way;

ALSO EXCEPTING, however, any portion of above-described premises which is not within boundaries of a tract conveyed to George Allen by recorded July 18, 1882 in Volume 3 of Deeds, page 240.

Parcel B

That portion of Government Lot 2 in Section 3, Township 35 North, Range 3 East, W. M., being more particularly described as follows:

Commencing at the Northeast corner of said Government Lot 2; thence South 89 degrees 39'41" West, along the North line of said Government Lot 2, 153.73 feet to the true point of beginning; thence continue South 89 degrees 39'41" West, along said North line, 225.95 feet to an intersection with the West line of the East 379.5 feet of said Government Lot 2; thence South 1 degree 24'55" West, along said West line, 412.35 feet to the North margin of the Bow Hill County Road; thence Easterly, along said North margin, 229.88 feet to a point that is South 1 degree 24'55" West, parallel with the East line of said Government Lot 2, 454.92 feet to the true point of beginning; EXCEPT ditch right of way.

Parcel C

That portion of the East 363 feet of Government Lot 2 in Section 3, Township 35 North, Range 3 East, W.M., lying Northerly of the Samish River as it existed on June 12, 1882 and lying Southerly of the Bow Hill County Road; EXCEPT road and ditch rights of way.

Parcel D

That portion of Government Lot 2 in Section 3, Township 35 North, Range 3 East W.M., conveyed to William H. Benson by deed dated April 20, 1915, filed May 7, 1915 as File No. 107869 and recorded in Volume 99 of Deeds, page 133, described therein as that part of said Government Lot 2 lying between the County Road as then used and travelled and the North Samish River and lying East of and in front of the school house lot in School District No. 49; EXCEPT that portion of said premises, if any, lying within any county road; AND EXCEPT that portion of said premises, if any, lying within Parcel "C" and ALSO EXCEPT any portion of said premises that might lie Northerly of the Southerly line of the Bow Hill County Road.

(All the above described Parcels "A", "B", "C" and "D" also known as Tract "B" of that certain Short Plat No. 40-73 approved October 1, 1973.

