

AFTER RECORDING MAIL TO:
Roger A Phillip and Julia A Phillip
17366 Allen Rd
Bow, WA 98232

Filed for Record at Request of: WFG National Title Company of Washington, LLC
Escrow Number: 22-343649

204486-LT

QUIT CLAIM DEED

Abbreviated Legal:

N/A

Additional legal(s) on page:

Assessor's Tax Parcel Number(s):

P4 N SW, 12-35-03 EWM
350312-3-004-0804/P90026

*** as his separate property**

THE GRANTOR Wayne J. Schneider A Married Man * for and in consideration of Love and Affection,
conveys and quit claims to Roger A Phillip and Julia A Phillip, A Married Couple the
following described real estate, situated in the County of Skagit, State of Washington:

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

Together with all after acquired title of the grantor(s) herein:

Dated this 06 day of May, 2022

Wayne J. Schneider
Wayne J. Schneider

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20221980
Date 05/13/2022

STATE OF WashingtonCounty of Snohomish

I certify that I know or have satisfactory evidence that Wayne J. Schneider
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 the instrument.

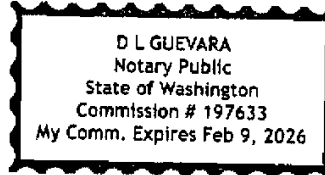
Dated this 06 day of May, 2022D L Guevara
Notary Public in and for the State of WASHINGTONResiding at: Snohomish CountyMy appointment expires: February 09, 2026

EXHIBIT "A"
LEGAL DESCRIPTION TO QUITCLAIM DEED

Parcel "A":

That portion of the South $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 12, Township 35 North, Range 3 East, W.M., lying Easterly of the Burlington Northern Railroad and Westerly of the Pearson Road, described as follows:

**Commencing at the South $\frac{1}{4}$ corner of said Section 12;
thence North $88^{\circ}58'42''$ West along the South line of said section, a distance of 1,339.08 feet to the East line of said Burlington Northern Railroad;
thence North $26^{\circ}01'42''$ West along the said East line of the Burlington Northern Railroad a distance of 956.39 feet to the true point of beginning;
thence continue North $26^{\circ}01'42''$ West a distance of 272.93 feet;
thence South $88^{\circ}48'40''$ East a distance of 910.00 feet, more or less, to the West boundary of said Pearson Road;
thence Southeasterly along said Pearson Road a distance of 273.00 feet, more or less, to the intersection with a line bearing South $88^{\circ}58'52''$ East from the true point of beginning;
thence North $88^{\circ}58'42''$ West a distance of 907.00 feet, more or less, to the true point of beginning,**

EXCEPT that portion thereof, if any, lying within the South 852.08 feet of said subdivision.

Situate in the County of Skagit, State of Washington.