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06/24/2022 10:17 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

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107 State Street
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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 2599
JUN 24 2022

Amount Paid \$ 0
Skagit Co. Treasurer
By *LT* Deputy

QUITCLAIM DEED

Grantors: Jack A. Middleton and Anne Middleton, husband and wife

Grantors' mailing address: 12694 Josh Wilson Road, Mount Vernon, Washington 98273

Grantee: Jack A. and Anne Middleton, Co-Trustees of the Middleton *Living* Trust Dated June 7, 2022

Grantee's mailing address: 12694 Josh Wilson Road, Mount Vernon, Washington 98273

Legal Description (abbreviated): LOT 35, BAYVIEW PLAT AND PTN SEC 31, T35N, R3E, WM

Assessor's Property Tax Parcel / Account Number: P35082, P35107

The Grantors, **JACK A. MIDDLETON** and **ANNE MIDDLETON**, for nominal consideration, convey and quitclaim to **JACK A. MIDDLETON and ANNE MIDDLETON, Co-Trustees of the MIDDLETON *LIVING* TRUST DATED JUNE 7, 2022**, and any amendments thereto, the following described real estate situated in the County of Skagit and State of Washington:

SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION

Dated June 7, 2022.

JAM

JACK A. MIDDLETON (Grantor)

A Middleton

ANNE MIDDLETON (Grantor)

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me JACK A. MIDDLETON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

DATED June 7, 2022



Hollie Del Vecchio

Hollie Del Vecchio
Notary Public for the State of Washington
My commission expires: May 14, 2024

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me ANNE MIDDLETON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

DATED June 7, 2022



Hollie Del Vecchio

Hollie Del Vecchio
Notary Public for the State of Washington
My commission expires: May 14, 2024

EXHIBIT "A"**Parcel No. 35082:**

Lot 35, Plat of Bayview (McKenna and Elliott's Second Addition) as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington.

TOGETHER WITH unopened 5th Street right-of-way South of Josh Wilson Road ("D" Street) and North of the Southerly right -of-way margin of vacated "E" Street and all of vacated "E" Street right-of-way margin between the Easterly line of unopened 5th Street and the Easterly right-of-way margin of vacated 6th Street, and all of vacated 6th Street right-of-way lying Southerly of Josh Wilson Road ("D" Street) and Northerly of the Northerly right-of-way margin of "E" Street,, as set forth in the Plat of Bayview (McKenna and Elliott's Second Addition) as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as described in document recorded under Skagit County Auditor's File No. 200212110158.

AND ALSO SUBJECT 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 No. P35107:

That portion of Section 31, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING on the East line of 7th Street at its intersection with North line of "E" Avenue; thence Westerly along North line of "E" Avenue 620 ft to East line of 5th Street; thence Southerly along East line of 5th Street 330 feet to the center of vacated avenue "F"; thence East along center of avenue "F" 580 feet to center of 7th Street; thence Northerly along center of 7th Street, 300 feet to center of "E" Avenue; then Easterly 40 feet to East line of 7th Street; thence Northerly TO PLACE OF BEGINNING, being vacated Blocks 36 and 47, McKenna & Elliot's Second Addition to Bayview, and portions of vacated streets adjoining.

TOGETHER WITH that portion of unopened 5th Street right-of-way lying Southerly of the Southerly right-of-way of "E" Street and Northerly of the centerline of "F" Street as set forth in the "Plat of Bay View (McKenna and Elliott's 2nd Addition)", as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County Washington.

EXCEPT the portion of unopened 6th Street right-of-way North of the Southerly margin of "E" Street AND ALSO EXCEPT that portion of vacated "E" Street right-of-way between the Westerly right-of-way margin of 5th Street and the Easterly right-of-way margin of 6th Street as set forth in the "Plat of Bay View (McKenna and Elliott's 2nd Addition)" as per plat recorded in Volume 3 of Plats, page 19 (called Plat of Siegfred's Addition to Bay View, recorded on Volume 1 of Plats, page 3 in Quit Claim deed recorded under Auditor File No. 200205210014, records of Skagit County of Washington.

AND EXCEPT that portion of the North ½ of vacated "E" Street lying between the East line of vacated 6th Street and the East line of vacated 7th Street as shown on "Plat of Bayview", McKenna and Elliott's second addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County,

AND ALSO EXCEPT that portion of the following described Parcel "X" lying Easterly of a line drawn Northwesterly, parallel with the East line thereof, from a point which is 170 feet Southwesterly from the Southeast corner thereof

PARCEL "X"

All of vacated Block 47, "Plat of Bay View", McKenna and Elliott's Second Addition, as per plat recorded in Volume 3, page 19, records of Skagit County, Washington.

TOGETHER WITH all of vacated "E" Street between the center line of 6th Street and the center line of 7th Street and, the portion of the North ½ vacated 7th Street lying between the center line of vacated 7th Street and the East line of vacated 7th Street

EXCEPT THAT portion of the North ½ of vacated "E" Street lying Southerly of the Southerly line of vacated Block 48, and lying between the Westerly and Easterly line of said Block 48, if extended Southeasterly.

AND ALSO EXCEEPT that portion of the North ½ of vacated "E" Street lying between the East line of vacated 6th Street and the East line of vacated 7th Street as shown on "Plat of Bayview", McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, record of Skagit County,

ALSO, TOGETHER WITH the East ½ of vacated 6th Street, the West ½ of vacated 7th Street adjacent thereto,

ALSO, TOGETHER WITH that portion of the North ½ of vacated "F" Street lying between the center line of vacated 6th Street and the center line of vacated 7th Street.

TOGETHER WITH an easement for ingress, egress and utilities as described in document recorded in Skagit County Auditor's File No. 200212110158

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in County of Skagit, State of Washington.