

Order No:

202208010059
08/01/2022 11:07 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

When recorded return to:

Raymond B. VanMarrewyk
4001 46A St,
Delta, BC V4K 3N2

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 3144
AUG 01 2022

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

Filed for Record at Request of: Raymond B. VanMarrewyk

Escrow Number: MH1000

Tax Parcel Number(s): P47697 / 4135-043-017-0001

QUIT CLAIM DEED

Grantor: Lee Anne Hayes

Grantee: Raymond B. VanMarrewyk & Sharon A. VanMarrewyk

Abbreviated Legal: PTN NORTHERN PACIFIC RAILWAY RW IN GOV LOT 6, 6-33N-5E, W.M.

THE GRANTOR LEE ANNE HAYES for and in consideration of CLEARING OR EXITING TITLE WAC 458-61A-(215) conveys and quit claims to RAYMOND B. VANMARREWYK & SHARON A. VANMARREWYK, HUSBAND AND WIFE, the following described real estate, situated in the County of SKAGIT State of WASHINGTON, together with all after acquired title of the Grantor therein:

That portion of the 100 foot wide railroad right-of way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Westerly of Line "RR" described below and Southeasterly of the centerline of vacated Hancock Street and Northwesterly of the Northeasterly extension of the Southeasterly line of that certain tract of land in Block 43 and vacated Lakeside Boulevard of "The Town of Montborne," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to Hugh M. Fike, et ux, by Deed recorded July 12, 1961 as Auditor's File No. 609880.

Line "RR": Beginning at a point on the North line of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970; thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right-of-way and the centerline of the above described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

Situate in Skagit County, Washington.

The above described property will be combined or aggregated with contiguous property to the East owned by the Grantee. This boundary adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Bob Roeder of the Skagit County Planning Department. 8/1/2022

Dated: June 14, , 2022

Lee Anne Hayes
Lee Anne Hayes

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that

Lee Anne Hayes the

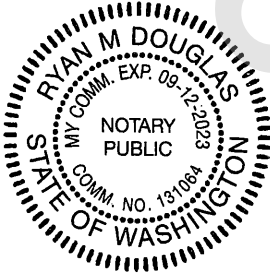
person who appeared before me, and said person acknowledge that

she

signed this instrument and acknowledge it to be her

free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 14, 2022.



Ryan M Douglas

Notary Public in and for the State of Washington

Residing at: Spokane

My appointment expires: 9-12-2023

MH1000

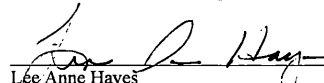
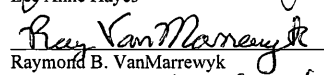

Clearing Title Narrative

On May 11, 1992 in Skagit County Cause No. 91-2-00070-3 various portions of a former railroad right-of-way were awarded to adjoining owners in the Big Lake area. For the most part these portions became tax parcels appurtenant to adjoining ownerships. However, a parcel referenced in said Cause No. as "77" awarded to Hugh M. Fike and Evelyn M. Fike was never taxed to them nor included in the description of their adjoining parcel. Nor has the Fike railroad parcel been taxed to anyone else.

In 2012 via AFN 201206210055 Mr. Fike sold the adjoining property to Raymond B. VanMarrewyk & Sharon A. VanMarrewyk and to Craig P. Miller & Marnie L. Miller without including the appurtenant railroad parcel as intended. Craig P. Miller and Marnie L. Miller have subsequently deeded their interest in the property to Raymond B. VanMarrewyk and Sharon A. VanMarrewyk, thereby consolidating any claim to the former railroad right-of-way described in said Cause as Parcel "77".

Therefore Mr. Fike's sole heir Lee Anne Hayes is conveying the appurtenant railroad parcel to VanMarrewyks as intended in 2012.

No consideration has been paid for this conveyance, the sole purpose is to clear title into the rightful owners.

 Lee Anne Hayes	June 14, 2022	←
 Raymond B. VanMarrewyk	June 24, 2022	
 Sharon A. VanMarrewyk	June 24, 2022	