


202212050080

12/05/2022 03:35 PM Pages: 1 of 4 Fees: \$208.50
Skagit County Auditor

Return Address:
Edmonds Wills & Trusts
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Edmonds, WA 98020

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 4785
DEC 5 2022

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

QUIT CLAIM DEED

Grantors:

1. **FLEMING, TED LEE**
2. **FLEMING, LINDA GAY**

Grantees:

1. **TED LEE FLEMING and LINDA GAY FLEMING**, trustee, or successor trustee(s) of the **TED LEE FLEMING AND LINDA GAY FLEMING TRUST DATED NOVEMBER 3, 2022**

Property Address:

1. 17150 THEODORSON LANE, MOUNT VERNON, WA 98273

Abbreviated Legal Description (see next two pages for full legal description):

1. SECTION 13, TOWNSHIP 34, RANGE 3; PTN. NW ¼ - SW ¼

Assessor's Property Tax Parcel Account Number:

1. P21777 / 340313-0-088-0015

QUIT CLAIM DEED

TED LEE FLEMING and LINDA GAY FLEMING, a married couple, hereby quit claims and conveys to **TED LEE FLEMING and LINDA GAY FLEMING, trustee, or successor trustee(s) of the TED LEE FLEMING AND LINDA GAY FLEMING TRUST DATED NOVEMBER 3, 2022**, (hereinafter referred to as "Assignee"), the following described real estate in Skagit County, State of Washington:

Property Address: 17150 THEODORSON LANE, MOUNT VERNON, WA 98273

Tax Parcel Number: P21777 / 340313-0-088-0015

Legal Description:

That portion of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the Westerly line of the Memorial Highway where the same is intersected by a line running East from a point 329.7 feet South of the West quarter corner of said Section; thence West, 186.55 feet; thence South, 120 feet to the true point of beginning; thence East, 101.35 feet; thence South, 100 feet; thence West, 101.35 feet; thence North to the true point of beginning.

ALSO, TOGETHER WITH that portion of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the Westerly line of the Memorial Highway, where the same is intersected by a line running East from a point 329.7 feet South of the West quarter corner of said Section; thence West, 186.55 feet; thence South, 220 feet; thence East, 101.35 feet to the true point of beginning; thence continue East, 101.35 feet, more or less, to a point 168 feet West of the West line of the Memorial Highway; thence North, 100 feet; thence West, 101.35 feet, more or less, to a point 100 feet North of the true point of beginning; thence South, 100 feet to the true point of beginning. SURVEY AF#200404270070.

ALSO, TOGETHER WITH that portion of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 34 North, Range 3 East, Willamette Meridian, Skagit County, Washington, described as follows:

A strip of land lying between the Southerly line of the parcel described under Skagit County Auditor's File Number 200208300181 and the existing fence line as depicted on Record of Survey Maps page 1 and 2 recorded April 27, 2004 under Skagit County Auditor's File Number 200404270070. Said strip is more particularly described as follows:

BEGINNING at the SW Property Corner of said parcel as described under Auditor's File Number 200208300181. Said corner is a ½" rebar with yellow plastic cap marked "B.V. 37549 as depicted on above said Record of Survey Maps pages 1 and 2. Thence South along a projection of the west line of said parcel for 4.90 feet to the intersection of said existing fence line; Thence along said existing fence line for the following 4 bearings and distances: S 87°18'37" E, 6.40 feet; Thence N 89°00'17" E, 58.84 feet; Thence 89°13'36" E, 57.43 feet; Thence S 89°14'31" E, 76.45 feet to an intersection with the east line of said parcel projected south; Thence North along said projection 4.21 feet to the SE Property Corner of said parcel. Said corner is a ½" rebar with yellow plastic cap marked "B.V. 37549 as depicted on said Record of Survey Map pages 1 and 2. Thence West along the Southerly line of said parcel 199.14 feet to the POINT OF BEGINNING.

Said described strip contains 772 square feet.