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05/26/2023 03:54 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When Recorded Please Return To:
LAWRENCE A. PIRKLE
P.O. Box 1788
Mount Vernon, WA 98273
(360) 336-6587

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2023 6662
MAY 26 2023

Amount Paid \$ ()
Skagit Co. Treasurer
By KD Deputy

QUIT CLAIM DEED

THE GRANTOR, BARBARA A. MEDFORD, the surviving spouse of GARY C. MEDFORD (Deceased), for and in consideration of transfer to surviving spouse pursuant to an Affidavit in Support of Community Property Agreement (WAC 458-61A-202(6)(a)), conveys and quit claims to GRANTEE, BARBARA A. MEDFORD, a single person as her separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Numbers: P40958 (350610-3-004-0001)
P40959 (350610-3-005-0000)
P40973 (350610-3-010-0003)

Abbreviated Legal Description: The Northeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 6 East, W.M.

Full Legal Description: Attached hereto as Exhibit "A" and incorporated herein by this reference.

Situate in the County of Skagit, State of Washington.

Together with and subject to: All covenants, conditions, restrictions, reservations, agreements, easements and assessments of record, if any.

Dated the 22nd day of May, 2023.

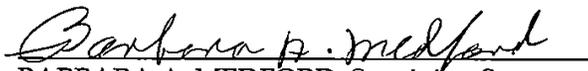

BARBARA A. MEDFORD, Surviving Spouse

EXHIBIT "A"

Assessor's Parcel Number: P40958 (350610-3-004-0001)

The East 10 acres of the West 20 acres of the following described property:

The Northeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 6 East, W.M.,

EXCEPT road;

AND EXCEPT right of way 20 feet in width deeded to Skagit County by Tax Deed, Auditor's File No. 356983, as a result of a tax foreclosure sale;

AND EXCEPT a strip of land 20 feet wide along and adjoining the South line of the Northeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 6 East, W.M., as conveyed to Skagit County by deed recorded in Volume 96 of Deeds, page 93;

AND EXCEPT the North 320.00 feet (as measured perpendicular to the North line) thereof.

AND EXCEPT FROM THE ABOVE the following described portion thereof:

Commencing at the Southeast corner of said premises;
thence West along the North side of Cemetery Road 281 feet;
thence Northerly parallel with the East line of said premises a distance of 233 feet;
thence East on a line parallel with the said North side of Cemetery Road to the East line of said premises;
thence South along the East line of said premises to the POINT OF BEGINNING.

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

Situate in the County of Skagit, State of Washington.

Containing 259,478 sq ft, 6.0 acres.

Assessor's Parcel Number: P40959 (350610-3-005-0000)

The West 10 acres of the following described property:

The Northeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 6 East, W.M.,

EXCEPT road;

AND EXCEPT right-of-way 20 feet in width deeded to Skagit County by Tax Deed, Auditor's File No. 356983, as a result of a tax foreclosure sale;

AND EXCEPT a strip of land 20 feet wide along and adjoining the South line of the Northeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 6 East, W.M., as conveyed to Skagit County by deed recorded in Volume 96 of Deeds, page 93.

EXCEPT FROM THE ABOVE the North 320.00 feet (as measured perpendicular to the North line) thereof.

SUBJECT TO 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.

Containing 325,377 sq ft, 7.5 acres.

Assessor's Parcel Number: P40973 (350610-3-010-0003)

The East 281 feet of the South 233 feet of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 6 East, W.M., less right-of-way.

SUBJECT TO 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.

Containing 1.5 acres.