



202306120014

06/12/2023 09:12 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20230845
JUN 09 2023

Amount Paid \$7586.70
Skagit Co. Treasurer
By *KO* Deputy

Filed for Record and Request of
And after Recording Return to:

Dickson Frohlich Phillips Burgess PLLC
1200 E D ST.
Tacoma, WA 98421

QUIT CLAIM DEED

THE GRANTOR, Debbi Queen and Frank Queen, a married couple, for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, assigns, and quitclaims to the GRANTEE Rick D. Clark and Rhonda J. Clark, a married couple, all of the interest they may have in the following described real estate in the County of Skagit State of Washington:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A AND INCORPORATED HEREIN BY THIS REFERENCE. SE 1/4 NW 1/4 S18/T35 N1R7 E. W.M.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Commonly known as 36569 State Route 20, Sedro Woolley, WA 98284.

Tax Parcel No:

Parcel A - P43014 (350718-2004-0004) Parcel C - P 42944 (350718-0-002-0000)

Parcel B - P42984 (350718-0-034-0002) Parcel D - P41117 (350613-0-018 0008) Parcel E - P105104 (350718-1-002-0100)

DATED this date: 5/19/23

Debbi Queen
Debbi Queen

DATED this date: 5/9/2023

Frank Queen
Frank Queen

STATE OF IDAHO)
):ss.
COUNTY OF Kootenai)

I certify that I know or have satisfactory evidence that Debbi Queen is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.



GIVEN under my hand and official this date: 5-9-2023
NOTARY PUBLIC in and for the State of Idaho
Residing at: Hayden, ID
My commission expires: 6-30-2028

STATE OF IDAHO)
):ss.
COUNTY OF Kootenai)

I certify that I know or have satisfactory evidence that Frank Queen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.



GIVEN under my hand and official this date: 5-9-2023
NOTARY PUBLIC in and for the State of Idaho
Residing at: Hayden, ID
My commission expires: 6-30-2028

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL "A":

The East 20 acres of that portion of the Southeast 1/4 of the Northwest 1/4 of Section 18, Township 35 North, Range 7 East, W.M., lying North of the Great Northern Railway right of way.

TOGETHER WITH that portion of the Southeast 1/4 of the Northwest 1/4 of Section 18, Township 35 North, Range 7 East W.M., lying North of the Great Northern Railway right of way and West of the West line of the East 20 acres of that portion of the Southeast 1/4 of the Northwest 1/4 of Section 18, Township 35 North, Range 7 East, W.M., lying North of the Great Northern Railway right of way.

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's APN 350718-2-004-0004 Parcel ID P43014.

PARCEL "B":

A tract of land in the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at the Northwest corner of said Southwest 1/4 of the Northeast 1/4; thence South along the West line of said Southwest 1/4 of the Northeast 1/4 a distance of 460 feet to the true point of beginning; thence South along said West line 240 feet, more or less, to the North boundary of the Great Northern Railway Company's right of way; thence Easterly along said North boundary 254 feet; thence Northwesterly 334 feet, more or less, to the point of beginning, EXCEPT the Westerly 40 feet thereof.

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's APN 350718-0-034-0002 Parcel ID P42984.

PARCEL "C":

That portion of Government Lot 2, and the Southeast 1/4 of the Northwest 1/4 of Section 18, Township 35 North, Range 7 East, W.M., lying North of the Great Northern Railway right of way; EXCEPT the East 20 acres thereof.

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's APN 350718-0-002-0000 Parcel ID P42944.

PARCEL "D":

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 13, Township 35, Range 6 East, W.M., lying North of the right of way of Great Northern Railway and Southeasterly to the center of Alder Creek, EXCEPT that portion deeded to State of Washington by deed dated November 6, 1957, recorded December 12, 1957 in Volume 291 of Deeds, page 293 under Auditor's File No. 559558.

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's APN 350613-0-018-0008 Parcel ID P41117.

PARCEL "E":

The West 40 feet of the following described property:

A Tract of land in the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at the Northwest corner of said Southwest 1/4 of the Northeast 1/4; thence South along the West line of said Southwest 1/4 of the Northeast 1/4 a distance of 460 feet to the true point of beginning;

thence South along said West line 240 feet, more or less, to the North boundary of the Great Northern Railway Company's right of way;

thence Easterly along said North boundary 254 feet;

thence Northwesterly 334 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's APN 350718-1-002-0100 Parcel ID P105104.