



202404170024

04/17/2024 11:13 AM Pages: 1 of 9 Fees: \$311.50
Skagit County Auditor

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When recorded, return to:

Michael Fox

16607 Walking M Lane

Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 0281
APR 17 2024

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

Document Titles: Quit Claim Deed for the State of Washington

Grantor(s):

Diane Rickards (Fox)

Grantee(s):

Michael Fox

#30468 - 340530 - 0-011 - 0006
30469 - 340530 - 0-005 - 0301

Legal Description(s):

1. THAT PORTION OF GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 89 44'03" EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION TO THE CENTERLINE OF A COUNTY ROAD AND THE TRUE POINT OF BEGINNING; THENCE EAST ALONG SAID SECTION CENTERLINE 350 FEET; THENCE NORTH 44 06'29" WEST, 371.09 FEET TO INTERSECT THE CENTERLINE OF SAID COUNTY ROAD AT A POINT THAT IS 285 FEET NORTHEASTERLY AS MEASURED ALONG THE CENTERLINE OF SAID ROAD FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID ROAD 285 FEET TO THE POINT OF BEGINNING. ALSO TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 2 IN SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE SOUTH 89 44'03" EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, 585.87 FEET TO THE CENTERLINE OF AN EXISTING GRAVEL ROAD; THENCE CONTINUING SOUTH 89 44'03" EAST ALONG SAID SECTION

CENTERLINE 350.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44 06'29" WEST 371.09 FEET TO INTERSECT THE CENTERLINE OF SAID ROAD TO A PORTION ON A CURVE FROM WHICH THE CENTER LIES SOUTH 52 45' 17" EAST 450.00 FEET DISTANT; THENCE NORTHEASTERLY ALONG SAID CENTERLINE AND ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14 45' 17" AN ARC DISTANCE OF 115.88 FEET; THENCE SOUTH 44 06'30" EAST, 486.69 FEET TO THE CENTERLINE OF SAID SECTION CENTERLINE; THENCE WESTERLY ALONG SAID CENTERLINE A DISTANCE OF 161.64 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ALSO TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 3 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 30, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE ALONG THE EAST-WEST CENTER SECTION LINE AND THE NORTH LINE OF SAID GOVERNMENT LOT 3, SOUTH 89 33'03" EAST, A DISTANCE OF 585.87 FEET TO A POINT ON THE CENTERLINE OF THE COUNTY ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF GOVERNMENT LOT 3, SOUTH 89 44'03" EAST, A DISTANCE OF 511.64 FEET TO THE SOUTHEAST CORNER OF THE REAL PROPERTY DESCRIBED AS PARCEL 2 IN THE CORRECTED QUIT CLAIM DEED, RECORDED UNDER AUDITOR'S FILE NO. 9403230030, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE LEAVING SAID NORTH LINE OF GOVERNMENT LOT 3, SOUTH 65 00'00" WEST, A DISTANCE OF 161.18 FEET; THENCE NORTH 89 44'03" WEST, A DISTANCE OF 365.88 FEET; THENCE NORTH 00 15'57" EAST, A DISTANCE OF 68.79 FEET TO THE TRUE POINT OF BEGINNING. SURVEY RECORDED UNDER AF#200411190077

2. THAT PORTION OF GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 30, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE ALONG THE EAST-WEST CENTER SECTION LINE AND THE SOUTH LINE OF SAID GOVERNMENT LOT 2, SOUTH 89 44'03" EAST, A DISTANCE OF 1,097.51 FEET; THENCE NORTH 44 06'30" WEST, A DISTANCE OF 177.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 44 06'30" WEST, A DISTANCE OF 309.32 FEET TO THE CENTERLINE OF THE COUNTY ROAD; THENCE ALONG SAID CENTERLINE NORTHEASTERLY TO THE WEST LINE OF THAT PROPERTY CONVEYED TO DANIEL MITZEL AND PATRICIA BURKLUND, HUSBAND AND WIFE, BY DEED RECORDED NOVEMBER 19, 2004, UNDER AUDITOR'S FILE NO. 200411190076, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 30 58'54" EAST ALONG THE WEST LINE OF THE MITZEL BURKLUND TRACT, A DISTANCE OF 554.64 FEET; THENCE NORTH 89 44'03" WEST, A DISTANCE OF 278.12 FEET TO THE TRUE POINT OF BEGINNING, TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 2 AND OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., LYING WITHIN THOSE PREMISES CONVEYED TO DANIEL MITZEL, ET UX, BY DEED RECORDED AS AUDITOR'S FILE NO. 200411190076

AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 89 44'03" EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 30, A DISTANCE OF 1,328.52 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 30'58'54" WEST, A DISTANCE OF 702.94 FEET, MORE OR LESS, TO THE CENTERLINE OF THAT CERTAIN ROAD NOW COMMONLY KNOWN AS THE WALKING M LANE AS SHOWN ON THE SURVEY OF THE 'UPLAND TRACTS' RECORDED AS AUDITOR'S FILE NO. 8212140010 IN VOLUME 4 OF SURVEYS, PAGES 56-61, SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION. EXCEPT ANY PORTION THEREOF LYING SOUTHERLY OF BOTH THE SOUTHERLY LINE AND THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF PARCEL 4 OF THOSE PREMISES CONVEYED TO ALAN H. ROSSI, ET UX, BY DEED RECORDED AS AUDITOR'S FILE NO. 200509160115. EXCEPTING FROM ALL OF THE ABOVE THAT PORTION LYING IN THE AS-BUILT AND/OR ESTABLISHED RIGHT OF WAY OF THE COUNT ROAD, COMMONLY KNOWN AS WALKING M LANE.

Assessor's Property Tax Parcel or Account Number at the time of recording: P30468 / P30459

Reference Number(s) of Documents assigned or released:

QUIT CLAIM DEED FOR WASHINGTON

STATE OF WASHINGTON
COUNTY OF SKAGIT

THIS DEED is made this day of April 17, 2024, by and between the
"Grantors",

Diane Rickards (Fox), an unmarried individual residing at 20184 Sinnes Road, Mount
Vernon, Washington 98274

Michael Fox, an unmarried individual residing at 16607 Walking M Lane, Mount
Vernon, Washington 98273

AND the "Grantee,"

Michael Fox, an unmarried individual residing at 16607 Walking M Lane, Mount
Vernon, Washington 98273

FOR VALUABLE CONSIDERATION of the sum of \$100.00, the receipt and sufficiency of
which is hereby acknowledged, Grantors hereby convey and quitclaim to Grantee and Grantee's
heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following
described real estate (the "Property"), together with all hereditaments and appurtenances
belonging thereto, located in Skagit county, Washington, subject to any restrictions herein:

Property Address: 16607 Walking M Lane, Mount Vernon, Washington 98273

Legal Description: THAT PORTION OF GOVERNMENT LOT 2, SECTION 30, TOWNSHIP
34 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE
WEST 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 89 44'03" EAST ALONG THE
EAST-WEST CENTERLINE OF SAID SECTION TO THE CENTERLINE OF A COUNTY
ROAD AND THE TRUE POINT OF BEGINNING; THENCE EAST ALONG SAID SECTION
CENTERLINE 350 FEET; THENCE NORTH 44 06'29" WEST, 371.09 FEET TO INTERSECT
THE CENTERLINE OF SAID COUNTY ROAD AT A POINT THAT IS 285 FEET
NORTHEASTERLY AS MEASURED ALONG THE CENTERLINE OF SAID ROAD FROM
THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE CENTERLINE
OF SAID ROAD 285 FEET TO THE POINT OF BEGINNING. ALSO TOGETHER WITH
THAT PORTION OF GOVERNMENT LOT 2 IN SECTION 30, TOWNSHIP 34 NORTH,
RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4
CORNER OF SAID SECTION; THENCE SOUTH 89 44'03" EAST ALONG THE EAST-WEST
CENTERLINE OF SAID SECTION, 585.87 FEET TO THE CENTERLINE OF AN EXISTING

GRAVEL ROAD; THENCE CONTINUING SOUTH 89 44'03" EAST ALONG SAID SECTION CENTERLINE 350.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44 06'29" WEST 371.09 FEET TO INTERSECT THE CENTERLINE OF SAID ROAD TO A PORTION ON A CURVE FROM WHICH THE CENTER LIES SOUTH 52 45' 17" EAST 450.00 FEET DISTANT; THENCE NORTHEASTERLY ALONG SAID CENTERLINE AND ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14 45' 17" AN ARC DISTANCE OF 115.88 FEET; THENCE SOUTH 44 06'30" EAST, 486.69 FEET TO THE CENTERLINE OF SAID SECTION CENTERLINE; THENCE WESTERLY ALONG SAID CENTERLINE A DISTANCE OF 161.64 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ALSO TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 3 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 30, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE ALONG THE EAST-WEST CENTER SECTION LINE AND THE NORTH LINE OF SAID GOVERNMENT LOT 3, SOUTH 89 33'03" EAST, A DISTANCE OF 585.87 FEET TO A POINT ON THE CENTERLINE OF THE COUNTY ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF GOVERNMENT LOT 3, SOUTH 89 44'03" EAST, A DISTANCE OF 511.64 FEET TO THE SOUTHEAST CORNER OF THE REAL PROPERTY DESCRIBED AS PARCEL 2 IN THE CORRECTED QUIT CLAIM DEED, RECORDED UNDER AUDITOR'S FILE NO. 9403230030, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE LEAVING SAID NORTH LINE OF GOVERNMENT LOT 3, SOUTH 65 00'00" WEST, A DISTANCE OF 161.18 FEET; THENCE NORTH 89 44'03" WEST, A DISTANCE OF 365.88 FEET; THENCE NORTH 00 15'57" EAST, A DISTANCE OF 68.79 FEET TO THE TRUE POINT OF BEGINNING. SURVEY RECORDED UNDER AF#200411190077

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SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., LYING WITHIN THOSE PREMISES CONVEYED TO DANIEL MITZEL, ET UX, BY DEED RECORDED AS AUDITOR'S FILE NO. 200411190076 AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 89 44'03" EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 30, A DISTANCE OF 1,328.52 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 30'58'54" WEST, A DISTANCE OF 702.94 FEET, MORE OR LESS, TO THE CENTERLINE OF THAT CERTAIN ROAD NOW COMMONLY KNOWN AS THE WALKING M LANE AS SHOWN ON THE SURVEY OF THE 'UPLAND TRACTS' RECORDED AS AUDITOR'S FILE NO. 8212140010 IN VOLUME 4 OF SURVEYS, PAGES 56-61, SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION. EXCEPT ANY PORTION THEREOF LYING SOUTHERLY OF BOTH THE SOUTHERLY LINE AND THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF PARCEL 4 OF THOSE PREMISES CONVEYED TO ALAN H. ROSSI, ET UX, BY DEED RECORDED AS AUDITOR'S FILE NO. 200509160115. EXCEPTING FROM ALL OF THE ABOVE THAT PORTION LYING IN THE AS-BUILT AND/OR ESTABLISHED RIGHT OF WAY OF THE COUNT ROAD, COMMONLY KNOWN AS WALKING M LANE.

Subject to the following encumbrances and/or other restrictions:

1. Property has \$200,00.00 mortgage. Mr Cooper, loan # 613825272

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantee on 4.10.24
(date).

Grantor (or authorized agent)

x/

Print Name: Diane (Richards) Fox

Grantee

Michael Fox

4/9/24

Michael Fox

NOTARY ACKNOWLEDGMENT

WASHINGTON
COUNTY OF SKAGIT

On 4/10/24 before me, FRANCES B. STARR, personally appeared **Diane Rickards (Fox)**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 2/15/2027

Frances B Starr
Notary Public, Washington



NOTARY ACKNOWLEDGMENT

WASHINGTON
COUNTY OF SKAGIT

On March 9, 2024 before me, Jacob I. Matson, personally appeared **Michael Fox**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 10/22/2024

Jacob I. Matson
Notary Public, Washington

NOTARY PUBLIC
STATE OF WASHINGTON
JACOB I. MATSON
Lic. No 139176
My Appointment Expires
OCTOBER 22, 2024