



202409300217

09/30/2024 12:06 PM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

AFTER RECORDING, RETURN TO:

BAILEY, DUSKIN, PEIFFLE & MARTIN, P.S.  
P. O. Box 188  
Arlington, Washington 98223

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2024 2341  
SEP 30 2024

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *Belen Martinez* Deputy

QUIT CLAIM DEED

GRANTOR: Miller, Kimberly J

GRANTEE: Ledford, Andrew C.

LEGAL (abbrev.): PTN. 32-33-10 AKA TRACT 2 SURVEY OF TRAIL CREEK

TAX PARCEL NO: P18866

The Grantor, KIMBERLY J. MILLER, for and in consideration of a gift and no other consideration, does convey and quit claim to ANDREW C. LEDFORD, all of her interest in the following-described real estate together with all after-acquired title of Grantors therein:

P18866:

Parcel A:

Commencing at the West Quarter corner of Section 32, Township 33 North, Range 10 East of the Willamette Meridian;  
Thence along the West line of said Section 32, and along the centerline of the existing County Road, North 01°21'02" East 445.45 feet;  
Thence South 89°11'09" East, 30.00 feet to a point on the East right-of-way line of the County Road;  
Thence continuing South 89°11'09" East, 1,000.00 feet to the true point of beginning; Thence North 01°21'02" East, 220 feet to a point on the North line of the South Half of the Southwest Quarter of the Northwest Quarter;  
Thence South 89°11'09" East along said North line and along the North line of the South Half of Government Lot 4 to the West line of the Sauk River as it existed on August 28, 1978;  
Thence along the Sauk River and along the Southeasterly line of said Government Lot 4, in a Southwesterly direction to a point whence the point of beginning bears North 89°11'09" West;  
Thence North 89°11'09" West, to the true point of beginning.  
The above-described parcel lies wholly within the Southwest Quarter, of the Northwest Quarter and Government Lot 4 of Section 32, Township 33 North, Range 10 East of the Willamette Meridian.

(Also known as Tract 2 of recorded survey of Trail Creek, recorded in Volume 92 of Official Records, pages 576 through 589, under Auditor's File No. 772764, records of Skagit County, Washington.)

Situated in Skagit County, Washington

Parcel B:

