

After Recording Mail To:

Glade B. Bacon
12913 - 25th Ave. SE
Everett, WA 98208Real Estate Excise Tax
Exempt

Skagit County Treasurer

By Lena ThompsonAffidavit No. 20243268Date 12/13/2024

QUIT CLAIM DEED

The Grantors, THOMAS D. MARTIN and JAMIE L. MARTIN, husband and wife, in consideration of a boundary line agreement with the grantees and to clear title to the grantees' property, hereby convey and quit claim to the Grantees, GLADE B. BACON and SALLY H. BACON, husband and wife, all of their interest in the following described real estate, including after acquired property interests, situated in the County of Skagit, State of Washington:

Skagit County Tax Assessor's Parcel No. P-74735 - GRANTEES' PARCEL.

Street Address: along N. Westview Rd, Mount Vernon, WA 98274

PARCEL P-74647 - GRANTORS' PARCEL.

Parcel "A"

That portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) adjoining Block 41 of "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between the Northeasterly extensions of both the centerline of Sherman Street and the Southeasterly line of Lot 19 of said Block 41.

EXCEPT that portion thereof, if any, lying within the existing as-built County road right-of-way commonly known as the Westview Road.

Parcel "B"

That portion of the following described Tract "X", described as follows:

BEGIN at the intersection of the centerline of Sherman Street with the
Northwesterly extension of the Northeasterly line of Block 37, "Plat of the Town of
Montborne, Skagit County, Washington";
thence Southwesterly along said centerline, a distance of 140 feet to the TRUE
POINT OF BEGINNING;
thence Southeasterly 155 feet, more or less, to the South line of Lot 4 of said
Block 37;
thence Southwesterly along the South line of said Lot 4 and along the South lines
of Lots 7, 8 and 9 of Block 9 "Plat of Reserve Addition to the Town of Montborne

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in Skagit County, Washington" and the Southwesterly extension thereof to the centerline of the former Northern Pacific Railway (formerly Seattle Lake Shore and Eastern Railway) right-of-way; thence Northwesterly along said centerline to its intersection with the extended centerline of vacated Sherman Street; thence Northeasterly along the extended centerline and centerline of vacated Sherman Street to the TRUE POINT OF BEGINNING.

Tract "X"

Lots 1, 2, 3 and 4, Block 37, "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

ALSO, Lots 7, 8 and 9, Block 9, "Plat of Reserve Addition to the Town of Montborne in Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

ALSO, that portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Easterly of the centerline of said right-of-way and between the Southwesterly extensions of both the centerline of vacated Sherman Street and the Southeasterly line of Lot 9, Block 9 as said lines are delineated on the "Plat of Reserve Addition to the Town of Montborne in Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

EXCEPT from Parcel "B" that portion of Block 37, "Plat of the Town of Montborne" as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington and vacated Easterly 1/2 of Sherman Street, described as follows:

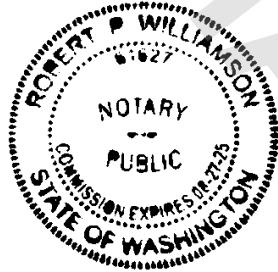
BEGINNING at the intersection of the centerline of vacated Sherman Street with the Northwesterly extension of the Northeasterly line of Block 37 of said "Plat of the Town of Montborne";
thence South 47°25'45" West along said centerline, a distance of 140.00 feet to the TRUE POINT OF BEGINNING;
thence continuing South 47°25'45" West along said centerline, a distance of 10.00 feet;
thence South 42°34'15" East, parallel with said Northeasterly line of Block 37, said "Plat of the Town of Montborne", a distance of 155.00 feet, more or less, to the Southeasterly line of Lot 4 of said Block 37;
thence North 47°25'45" East along said Southeasterly line of Lot 4, Block 37, a distance of 10.00 feet, more or less, to a point bearing South 42°34'15" East from the TRUE POINT OF BEGINNING;
thence North 42°34'15" West for a distance of 155.00 feet, more or less, to the TRUE POINT OF BEGINNING.

DATED: SEPTEMBER 26, 2024Thomas D. Martin
Thomas D. Martin, GrantorJamie L. Martin
Jamie L. Martin, Grantor

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH) ss.

On this 26 day of SEPTEMBER, 2024, before me personally appeared Thomas D. Martin and Jamie L. Martin, to me known to be the individual(s) who executed the within and foregoing instrument, and he/she/they acknowledged said instrument to be his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Robert P. Williamson
Notary Public in and for the
State of WASHINGTON
Residing at: MILL CREEK