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12/16/2024 09:07 AM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20243272  
DEC 16 2024

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

FILED FOR RECORD AT REQUEST OF:

Robert L. Matthews & Diane J. Tjomsland  
3483 Wood Lane  
Bow, WA 98232

**QUIT CLAIM DEED**

**THE GRANTORS**, ROBERT L. MATTHEWS, husband and DIANE J. TJOMSLAND, wife, for no consideration, convey and quit claim as a mere change in identity to **GRANTEES**, ROBERT L. MATTHEWS and DIANE J. TJOMSLAND, as Settlers and Trustees of THE MATTHEWS TJOMSLAND FAMILY TRUST, created November 21, 2024, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantors therein:

**REFERENCE NUMBER OF RELATED DOCUMENTS:**

**ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER:** 360323-2-003-1209 / PID P133126

**ABBREVIATED LEGAL DESCRIPTION:** Ptn 1/2 NW & N 1/2 SW, 23-36-03

**LEGAL DESCRIPTION:** See attached.

Dated November 21, 2024.

*Robert L. Matthews*  
ROBERT L. MATTHEWS  
Initial Co-Trustee

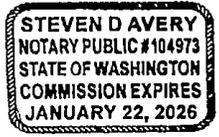
*Diane J. Tjomsland*  
DIANE J. TJOMSLAND  
Initial Co-Trustee

**ACKNOWLEDGMENT**

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF WHATCOM     )

I certify I know or have satisfactory evidence ROBERT L. MATTHEWS and DIANE J. TJOMSLAND are the persons who appeared before me, and said persons acknowledged said persons signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED November 21, 2024.



*Steven D. Avery*  
Steven D. Avery  
Notary Public in and for the  
State of Washington  
My commission expires: 01/22/2026

SCHEDULE A

PARCEL "A"

That portion of the South ½ of the South ¼ of the Northwest ¼ of Section 23, Township 38 North, Range 3 East, of the Willamette Meridian, lying East of the existing road extending over and across said fraction of the Section, EXCEPT the South 100 feet thereof as measured along the East line, thereof.

Situate in the County of Skagit, State of Washington

PARCEL "B"

The South 100 feet of that portion of the South ¼ of the South ¼ of the Northwest ¼ of Section 23, Township 38 North, Range 3 East of the Willamette Meridian, lying East of the existing road extending over and across said fraction of the Section, as measured along the East line thereof.

Situate in the County of Skagit, State of Washington

PARCEL "C"

The North 315.34 feet (as measured along the East line thereof) of that portion of the North ¼ of the Southwest ¼, lying Northeasterly and East of the road, as it existed on June 27, 1847, all in Section 23, Township 38 North, Range 3 East of the Willamette Meridian,

EXCEPT that portion thereof, if any lying within the right of way of that certain 60 foot road conveyed to Skagit County by deed recorded November 14, 1856, under Auditor's File No. 544073,

AND ALSO EXCEPT from the above described Parcels "A", "B" and "C" any portion thereof lying Westerly of the following described line:

Beginning at the Northeast corner of said South ½ of the South ¼ of the Northwest ¼ of Section 23, Township 38 North, Range 3 East, of the Willamette Meridian, said point bearing South 1°24'10" East, 1,974.05 feet, from the Northeast corner of said Northwest ¼ (North ¼ corner),  
Thence South 89°28'18" West 1,082.28 feet, along the North line of South ½ of the South ¼ of the Northwest ¼ to the point of the beginning of said line description;  
Thence South 1°24'10" East parallel with the East line of said Northwest ¼, 558.14 feet, more or less, to the North line of the South 100 feet of said Northwest ¼;  
Thence South 89°28'58" West 211.45 feet;  
Thence South 1°24'10" East 415.34 feet, more or less, to the North 315.34 feet (as measured along the East line thereof) of the North ¼ of the Southwest ¼ of said Section 23, Township 38 North, Range 3 East of the Willamette Meridian, and being the terminus of the described line.

Situated in Skagit County, Washington.

PARCEL "D"

A non-exclusive easements for ingress, egress and utilities over, under and across the following tracts:

SCHEDULE A  
(continued)

**Easement "A":**

A 60.00 foot wide easement for ingress, egress, utilities and maintenance thereof over, and across portions of the above described Parcel, being 30.00 feet left and 30.00 feet right of the following described centerline:

Beginning at the Northeast corner of said South ½ of the South ½ of the Northwest ¼ of said Section 23, Township 38 North, Range 3 East of the Willamette Meridian, said point being South 1°24'10" East 1,974.05 feet from the Northeast corner of said Northwest ¼ (North ¼ corner);  
Thence South 89°29'19" West, 1,062.28 feet, along the North line of said South ½ of the South ½ of the Northeast ¼;  
Thence South 1°24'10" East, 429.18 feet, to the centerline of an existing gravel drive and being the point of beginning of said centerline;  
Thence South 78°43'17" West, 60.84 feet, to a point of intersection of two driveways, said point to be hereafter referred to as Point "A";  
Thence South 75°48'35" West, 50.33 feet;  
Thence North 68°40'41" West, 131.68 feet;  
Thence South 75°30'53" West, 57.87 feet;  
Thence South 62°23'16" West, 79.25 feet;  
Thence South 68°54'35" West, 61.08 feet;  
Thence South 64°11'14" West, 68.03 feet;  
Thence South 45°17'28" West, 11.05 feet, more or less to the Eastern margin of the existing roadway shown on that certain Record of Survey recorded in Volume 9 of Surveys, page 21, records of Skagit County, Washington and being the terminus of said line.

**Easement "B":**

A 50.00 foot wide easement for ingress, egress utilities and maintenance thereof over, under and across portions of the above described Parcel, lying 25.00 feet left and 25.00 feet right of the following described centerline:

Beginning at the aforementioned Point "A";  
Thence North 9°23'18" West 101.78 feet;  
Thence North 81°09'01" East 74.71 feet, more or less, to the new property line established by Boundary Line Adjustment Deed recorded under Skagit County Auditor's File No. 20020240025, and being the terminus of said line.

**Easement "C":**

An easement of varying widths for ingress, egress utilities and drainfield purposes and maintenance thereof over, under and across portions of the above-described Parcels, lying 15.00 feet left and 15.00 feet right (or as additionally specified) of the following described centerline:

Beginning at the aforementioned Point "A";  
Thence North 9°23'18" West 111.78 feet to the point of the beginning of said line;  
Thence South 81°09'01" West, 168.31 feet;  
Thence (with an easement width of 15.00 feet right and 50.00 feet left) South 37°27'55" West, 64 feet, to the terminus of said centerline.

The sidelines of the above-described Easements "A" and "B" shall be lengthened or shortened as necessary to conform to existing property lines.

Situate in the County of Skagit, State of Washington.