

AFTER RECORDING RETURN TO:

James Tod & Teri Ann Schols
588 Cedar Drive
Bow, Washington 98232

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9603130083

'96 MAR 13 P3:28

KATHY HILL
SKAGIT COUNTY CLERK

QUIT CLAIM DEED

RECORDED _____ FILED _____
REQUEST OF _____

THE GRANTOR, James Tod Schols, as his separate property, for and in consideration of no monetary consideration, love and affection and to establish community property, conveys and quit claims to Tod James Schols and Teri Ann Schols, husband and wife, THE GRANTEES, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

(See Exhibit "A", attached)

DATED this 28th day of February, 1996.

#12386
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 13 1996

James Tod Schols
James Tod Schols

Amount Paid \$ - 0 -
Skagit County Treasurer
By: _____ Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me James Tod Schols, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of Feb, 1996.

9603130083

Candace M. Taylor
Notary Public in and for the State of
Washington, residing at Mount Vernon
Candace M. Taylor
My appointment expires 11/1997

Exhibit "A"

DESCRIPTION:

All of Block 1, "PLAT OF BOW, SKAGIT CO. WN", as per plat recorded in Volume 3 of Plats, page 40, records of Skagit County, Washington,

ALSO, that portion of the West $\frac{1}{4}$ of Section 35, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the West $\frac{1}{4}$ corner of said Section 35;
thence North $0^{\circ}05'15''$ West along the West line of the Northwest $\frac{1}{4}$ of said Section, 709.57 feet to the Easterly line of the Great Northern Railway right of way and the true point of beginning;
thence continue North $0^{\circ}05'15''$ West 624.03 feet to the Northwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section;
thence North $88^{\circ}38'32''$ East along the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 781.75 feet;
thence South $8^{\circ}09'25''$ East 423.39 feet;
thence South $21^{\circ}04'41''$ East 1843.08 feet;
thence South $14^{\circ}24'06''$ East 497.80 feet to the South line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 35;
thence South $88^{\circ}31'10''$ West along the South line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, 278.70 feet to the East line of Brady Street, as shown on the "PLAT OF BOW, SKAGIT CO. WN", as per plat recorded in Volume 3 of Plats, page 40, records of Skagit County, Washington;
thence North $0^{\circ}39'15''$ West along the East line of Brady Street, 50.0 feet to the Northeast corner of said "PLAT OF BOW, SKAGIT CO. WN",;
thence South $88^{\circ}31'10''$ West along the North line of the "PLAT OF BOW, SKAGIT CO. WN", to the Easterly line of the Great Northern Railway right of way line;
thence North $26^{\circ}08'$ West along said right of way line, 2167.40 feet to the true point of beginning,

EXCEPTING therefrom, the following described Tracts 1 and 2:

Tract 1:

That portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 36 North, Range 3 East, W.M., and that portion of Block 1, "PLAT OF BOW, SKAGIT CO. WN", as per plat recorded in Volume 3 of Plats, page 40, records of Skagit County, Washington, all of which is more particularly described as follows:

Beginning at the Southwest corner of said Section 35;
thence North $0^{\circ}49'00''$ West along the West line of said Section 35, 741.28 feet to the centerline of Bow Street as shown on said plat;
thence North $66^{\circ}51'00''$ East along said centerline, 1266.96 feet;
thence North $24^{\circ}49'00''$ West 25.01 feet to an intersection with the Northwesterly margin of said Bow Street, said intersection being the true point of beginning;

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Exhibit "A"

DESCRIPTION CONTINUED:

thence continue North 24°49'00" West 118.22 feet;
thence North 62°18'54" East 167.70 feet;
thence South 28°24'37" East 75.91 feet to an intersection with the
West line of the East 30 feet of said Northwest $\frac{1}{4}$ of the Southwest
 $\frac{1}{4}$;
thence South 0°38'19" East along said West line and the West line
of the East 30 feet of the Southwest $\frac{1}{4}$ of said Southwest $\frac{1}{4}$, 60.44
feet to said Northwesterly margin of Bow Street;
thence South 66°51'00" West along said margin 147.55 feet to the
true point of beginning.

EXCEPT that portion thereof shown as alley on said "PLAT OF BOW,
SKAGIT CO. WN".

Tract 2:

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35,
Township 36 North, Range 3 East, W.M., more particularly described
as follows:

Beginning at the West $\frac{1}{4}$ corner of said Section 35;
thence North 0°05'15" West along the West line of the Northwest $\frac{1}{4}$
of said Section, 709.57 feet to the Easterly line of the Great
Northern Railway right of way and the true point of beginning;
thence continue North 0°05'15" West 624.03 feet to the Northwest
corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section;
thence North 88°38'32" East along the North line of said Southwest
 $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 781.75 feet;
thence South 8°09'25" East 423.39 feet;
thence South 21°04'41" East 75 feet, more or less, to the
centerline of an existing drainage ditch;
thence Southwesterly to the point of beginning.

Situate in the County of Skagit, State of Washington.