



199910200073

Kathy Hill, Skagit County Auditor  
10/20/1999 Page 1 of 2 11:32:14AM

AFTER RECORDING MAIL TO:

Name, FIRST AMERICAN TITLE COMPANY  
Address PO Box 1667  
City, State, Zip Mt. Vernon, WA 98273  
00059463

Filed for Record at Request of First American Title of Skagit County

## Quit Claim Deed

FIRST AMERICAN TITLE CO.

59463E-3

THE GRANTOR WILLIAM W. RILEY, JR. a married man, for and in consideration of WAC 458-61-340 to establish separate community property conveys, and quit claims to SUSAN TRENARY-RILEY, A Married Woman as her sole and separate property the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein:

SEE ATTACHED EXHIBIT A MADE PART HEREOF BY THIS REFERENCE

32033

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

OCT 20 1999

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

Assessor's Property Tax Parcel Account Number(s): 350411-1-005-0104, R36174

Dated September 17th, 1999

WILLIAM W. RILEY, JR.

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss

I certify that I know or have satisfactory evidence that William W. Riley, Jr. is the person who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-19-99

  
Notary Public in and for the State of Washington  
Residing at Mt. Vernon

My appointment expires: 12/15/2001 7-3-2002

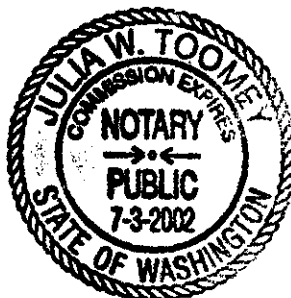


EXHIBIT A

LOT 1, OF SKAGIT COUNTY SHORT PLAT NO. 97-0051, APPROVED MARCH 11, 1999, AND RECORDED MARCH 18, 1999, AS AUDITOR'S FILE NO. 9903180008, IN VOLUME 14 OF SHORT PLATS, PAGES 8 AND 9, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.;

TOGETHER WITH A NON - EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER ERNA LANE, AS DELINEATED ON THE FACE OF THE SHORT PLAT;

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PORTION OF LOT 2 OF SAID SHORT PLAT:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 2, THENCE SOUTH 30 DEGREES 38'38" EAST, A DISTANCE OF 155.27; THENCE SOUTH 71 DEGREES 43'18" EAST, A DISTANCE OF 54.33 FEET; THENCE NORTH 40 DEGREES 02'50" EAST 49.83 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE NORTH 55 DEGREES 21'26" WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 197.87 FEET TO THE POINT OF BEGINNING.

RESERVING TO THE GRANTOR, THE RIGHT TO EXPAND THE BURDEN OF THE NON-EXCLUSIVE EASEMENT TO BENEFIT ADDITIONAL LAND IN THE NORTH 1/2 OF SECTION 11, OVER, ALONG, UNDER AND ACROSS THE 60-FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES DEDICATED IN SKAGIT COUNTY SHORT PLAT NO.: 97-0051, 97-0003 AND 99-0011, AS ERNA LANE, IN SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, AND TO IMPOSE A DUTY TO MAINTAIN, IN PROPORTION TO USE, THE SAID NON-EXCLUSIVE EASEMENTS, ALL AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION DATED MAY 1, 1998, AND RECORDED UNDER AUDITOR'S FILE NO. 9805130064, AND NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION DATED FEBRUARY 22, 1999 AND JULY 28, 1999, AND RECORDED UNDER AUDITOR'S FILE NOS. 9903180009 AND 9908120030, RECORDS OF SKAGIT COUNTY, WASHINGTON.

THE GRANTOR AND GRANTEE HEREIN HEREBY DECLARE THAT THE 60 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES DELINEATED ON THE FACE OF SAID SHORT PLAT NO. 97-0051 ACROSS THE SOUTHWESTERLY 30 FEET OF LOT 1 AND THE NORTHEASTERLY 30 FEET OF LOT 2, IS HEREBY VACATED AND TERMINATED. NEITHER THE GRANTOR NOR THE GRANTEE NOR THEIR SUCCESSORS AND ASSIGNS MAY USE SAID EASEMENT RIGHT-OF-WAY NOR MAY IT BE ASSIGNED TO THIRD PARTIES TO THE EAST. NOTHING IN THIS TERMINATION AGREEMENT SHALL BE CONSTRUED TO CHANGE ELECTRIC UTILITY EASEMENTS THAT PRE-DATED SAID SHORT PLAT.



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10/20/1999 Page 2 of 2 11:32:14AM