



200003130081

Kathy Hill, Skagit County Auditor

3/13/2000 Page 1 of 5 12:13:29PM

Return Address:

ERIC P. GILLET

PRES O'DONNELL & GILLET

1245 FOURTH AVE, STE 920

T-79643

SEATTLE, WA 98161-1008

LAND TITLE COMPANY OF SKAGIT COUNTY

Document Title(s) (or transactions contained therein):

- 1. QUIT CLAIM DEED . . . . . 3.
- 2. . . . . 4.

Reference Number(s) of Documents assigned or released:

97-2-00926-2  
on page of \_\_\_\_\_ of document

Grantor(s) (Last name, First, Middle Initial)

- 1. PATRICK & CORRIE LYONS
- 2.
- 3.
- 4. \_\_\_\_\_ Additional names on page \_\_\_\_\_ of document.

Grantee(s) (Last name, First, Middle Initial)

- 1. ARTHUR R. BULL
- 2.
- 3.
- 4. \_\_\_\_\_ Additional names on page \_\_\_\_\_ of document.

Legal description: (Lot, block, plat name, section-township-range)

PTN 600 Lot 11, 7-35-11

X Additional legal is on page 3 of document.

Assessor's Property Tax Parcel Account Number(s):

351107-3-029-~~0404~~<sup>0006</sup>  
351107-3-042-0009

UNOFFICIAL DOCUMENT

After Recording Return To:

Larry E. Leggett  
Preg O'Donnell & Gillett PLLC  
The Financial Center, Suite 920  
1215 Fourth Ave.  
Seattle, WA 98161-1008

QUIT CLAIM DEED

THE GRANTORS, Patrick Lyons and Corrine Lyons, husband and wife, for an in consideration of NO MONETARY CONSIDERATION, clearing of title, conveys and quit claims to Arthur R. Bull, a single man, THE GRANTEE, as his separate property, any and all interest the Grantors may have in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

As attached hereto as Exhibit "A"

Subject to a reservation by Grantors of the interest described in Exhibit B attached hereto.

DATED this 23<sup>rd</sup> day of Feb., 1999.

Patrick C Lyons  
Patrick Lyons  
Corrine Lyons  
Corrine Lyons

34248  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

MAR 13 2000

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

ORIGINAL



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UNOFFICIAL DOCUMENT

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skagit )

and Corrine Lyons

I hereby certify that I know or have satisfactory evidence that Patrick Lyons and signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 23rd day of February, 1999.

Vicki Loney  
Print Name: Vicki Loney  
Notary Public in and for the State of Washington,  
residing at Sedro Woolley  
My appointment expires: 12/4/2001

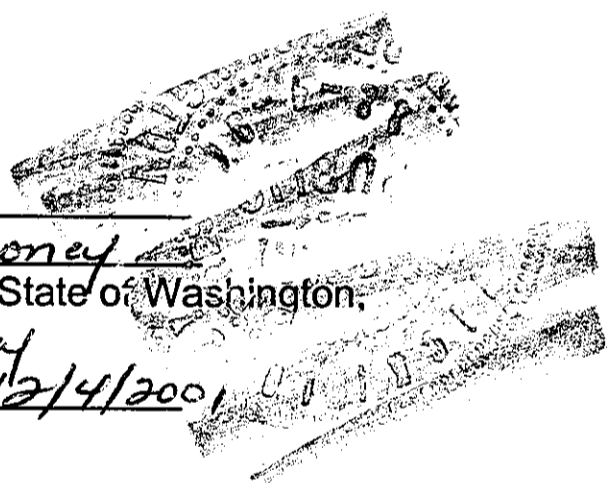


Exhibit A

PARCEL "A":

That portion of Government Lot 11, Section 7, Township 35 North, Range 11 East, W.M., described as follows:

Beginning 1588 feet East of the Southwest corner of said Section 7;  
thence North 132.5 feet along the Westerly line of that certain tract described in Quit Claim Deed to Louis A. Wright and Anna Wright, husband and wife, dated October 16, 1922 and recorded under Auditor's File No. 159898 to the Northwest corner thereof;  
thence continue North 15.00 feet along the West line of that certain tract described in Statutory Warranty Deed to C. Ernest Greene and Jewell C. Greene, husband and wife, recorded under Auditor's File No. 767381 to the Northwest corner thereof;  
thence East 12.45 feet along the North line of said Greene Tract;  
thence North 252.50 feet to the South line of that certain tract conveyed to Marblemount Community Club, Inc. recorded under Auditor's File No. 537800;  
thence West 154.52 feet along the South line of said Marblemount Community Club tract to the Northeast corner of that certain tract described in Quit Claim Deed to Sadie E. Curry, as her separate property, under Auditor's File No. 750814;  
thence South 150.00 feet along the East line of that certain tract to the Southeast corner thereof;  
thence West 21.80 feet along the South line of said Curry tract to the Northwest corner of that certain tract described in Quit Claim Deed to Otto Peterson, under Auditor's File No. 434253;  
thence South 250.00 feet along the West line of said Peterson tract to a point which bears West 163.87 feet from the point of beginning;  
thence East 163.87 feet to the true point of beginning.

EXCEPT State road right of way.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 11, Section 7, Township 35 North, Range 11 East, W.M., described as follows:

Beginning at the Southwest corner of said Government Lot 11;  
thence North 1 degrees 10'40" East 250 feet;  
thence South 88 degrees 49'20" East 128.2 feet to the West line of that certain tract of land conveyed to Otto Peterson by Deed recorded under Auditor's File No. 434253;  
thence South 1 degrees 10'40" West 250 feet;  
thence West along the South line of said Government Lot 11 to the point of beginning.

EXCEPT for roads.

Situate in the County of Skagit, State of Washington.

EXCEPT for that tract of land conveyed to Patrick Lyons and Corrine Lyons by Quit Claim Deed recorded March 3, 1999, under Auditor's File No. 99030120.



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EXHIBIT B

A terminable license for a 12-foot roadway, in favor of Grantors, Patrick Lyons and Corrine Lyons, across the property of Grantee, Arthur R. Bull, for roadway purposes from the Grantors' existing driveway on the east of their parcel to the Marblemount Community Club parcel located north of Grantors' and Grantees' properties. Such roadway shall be constructed at Grantors' expense, after Grantors first obtain access through the community club property. The road shall be located as shown in the Stipulation For Settlement Of All Claims And Counterclaims And Order in *Patrick Lyons and Corrine Lyons, v. Arthur R. Bull and Ray Bull v. Mervyn W. Peterson and Delia Peterson*, Skagit County Superior Court Cause No.: 97-2-00926-2, dated February 17, 1999 and entered with the Court on February 17, 1999. The roadway license shall terminate on February, 19, 2000. Prior to the expiration of the license, Grantee may issue an easement appurtenant on the roadway location for a 15-foot wide roadway on the terms and conditions contained in the above-referenced Stipulation For Settlement Of All Claims And Counterclaims And Order.

