



200601270034

Skagit County Auditor

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COVER SHEET

Return to:

FAIRHAVEN LEGAL ASSOCIATES, P.S.
P.O. BOX 526
BURLINGTON, WA 98233

DOCUMENT TITLE(S) (or transactions contained herein):

Quit Claim

GRANTOR(S) (Last name, first name and initials):

1. Robert Elliot

() ADDITIONAL NAMES ON PAGE OF DOCUMENT.

GRANTEE(S) (Last name, first name and initials):

1. Alicia Clair-Elliot

() ADDITIONAL NAMES ON PAGE OF DOCUMENT

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, section, township and range):

ACREAGE ACCOUNT, ACRES 1.34, THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 00 DEGREES 30' 36" WEST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 853.98 FEET TO THE NORTHERLY LINE OF LAKE SAMISH ROAD; THENCE SOUTH 78 DEGREES 51' 46" EAST ALONG THE NORTHERLY LINE OF SAID ROAD, A DISTANCE OF 335.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 59' 27" EAST, A DISTANCE OF 144.93 FEET; THENCE NORTH 89 DEGREES 03' 54" EAST, A DISTANCE OF 134.45 FEET; THENCE NORTH 4 DEGREES 54' 28" WEST, A DISTANCE OF 36.71 FEET; THENCE NORTH 84 DEGREES 54' 53" EAST, A DISTANCE OF 124.54 FEET TO THE WEST LINE OF THE ABANDONED GREAT NORTHERN RAILWAY RIGHT-OF-WAY AT A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, THE RADIUS POINT OF WHICH LIES NORTH 75 DEGREES 35' 48" EAST, A DISTANCE OF 1196.28 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8 DEGREES 11' 48", AN ARC DISTANCE OF 171.14 FEET TO A POINT OF TANGENCY; THENCE SOUTH 22 DEGREES 36' 00" EAST, A DISTANCE OF 74.82 FEET TO THE NORTHERLY LINE OF LAKE SAMISH ROAD AS DESCRIBED IN AUDITOR'S FILE NO. 676047 AT A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, THE RADIUS POINT OF WHICH LIES NORTH 12 DEGREES 53' 10" WEST, A DISTANCE OF 379.26 FEET; THENCE WESTERLY ALONG SAID CURVE OF THE NORTH LINE OF SAID ROAD DESCRIBED IN AUDITOR'S FILE NO. 676047 THROUGH A CENTRAL ANGLE OF 17 DEGREES 00' 49", AN ARC DISTANCE OF 112.62 FEET TO INTERSECT WITH THE NORTHERLY LINE OF LAKE SAMISH ROAD AS IT EXISTED PRIOR TO THE RIGHT-OF-WAY CONVEYANCE IN AUDITOR'S FILE NO. 676047; THENCE NORTH 78 DEGREES 52' 46" WEST ALONG THE NORTHERLY LINE OF SAID ROAD, A DISTANCE OF 233.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SURVEY RECORDED UNDER AF#200501200091.0326

ASSESSOR'S PARCEL / TAX I.D. NUMBER: P49080

Filed for Record at Request of:

Nancy C. Ivarinen, Attorney at Law

POB 526

Burlington, WA 98233

QUIT CLAIM DEED

THE GRANTOR Robert Elliot for and in consideration of love and affection conveys and quit claims to ALICIA L. CLAIR-ELLIOT, 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:

ACREAGE ACCOUNT, ACRES 1.34, THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 00 DEGREES 30' 36" WEST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 853.98 FEET TO THE NORTHERLY LINE OF LAKE SAMISH ROAD; THENCE SOUTH 78 DEGREES 51' 46" EAST ALONG THE NORTHERLY LINE OF SAID ROAD, A DISTANCE OF 335.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 59' 27" EAST, A DISTANCE OF 144.93 FEET; THENCE NORTH 89 DEGREES 03' 54" EAST, A DISTANCE OF 134.45 FEET; THENCE NORTH 4 DEGREES 54' 28" WEST, A DISTANCE OF 36.71 FEET; THENCE NORTH 84 DEGREES 54' 53" EAST, A DISTANCE OF 124.54 FEET TO THE WEST LINE OF THE ABANDONED GREAT NORTHERN RAILWAY RIGHT-OF-WAY AT A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, THE RADIUS POINT OF WHICH LIES NORTH 75 DEGREES 35' 48" EAST, A DISTANCE OF 1196.28 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8 DEGREES 11' 48", AN ARC DISTANCE OF 171.14 FEET TO A POINT OF TANGENCY; THENCE SOUTH 22 DEGREES 36' 00" EAST, A DISTANCE OF 74.82 FEET TO THE NORTHERLY LINE OF LAKE SAMISH ROAD AS DESCRIBED IN AUDITOR'S FILE NO. 676047 AT A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, THE RADIUS POINT OF WHICH LIES NORTH 12 DEGREES 53' 10" WEST, A DISTANCE OF 379.26 FEET; THENCE WESTERLY ALONG SAID CURVE OF THE NORTH LINE OF SAID ROAD DESCRIBED IN AUDITOR'S FILE NO. 676047 THROUGH A CENTRAL ANGLE OF 17 DEGREES 00' 49", AN ARC DISTANCE OF 112.62 FEET TO INTERSECT WITH THE NORTHERLY LINE OF LAKE SAMISH ROAD AS IT EXISTED PRIOR TO THE RIGHT-OF-WAY CONVEYANCE IN AUDITOR'S FILE NO. 676047; THENCE NORTH 78 DEGREES 52' 46" WEST ALONG THE NORTHERLY LINE OF SAID ROAD, A DISTANCE OF 233.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SURVEY RECORDED UNDER AF#200501200091.

Assessor's Tax Parcel Number(s): P49080

QUIT CLAIM DEED - 1
QUITCLAI.FRM



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