



200902250106

Skagit County Auditor

2/25/2009 Page 1 of 6 2:02PM

After recording return to:

Mr. Stephen C. Schutt
Attorney at Law
P.O. Box 1032
1011 Eighth Street
Anacortes, WA 98221

SKAGIT COUNTY
Contract # C20080641
Page 1 of 5

Document Title: Quit Claim Deed - Correction Deed

Grantor: Skagit County, a Political Subdivision of the State of Washington.

Grantee(s): Kenneth M. Rowland and May A. Rowland, husband and wife.

Tax Parcel No(s): P37412 (XrefID: 350424-0-058-0008)

Abbreviated Legal: TAX 34A BAAP 372FT S OF NW C SEC 24 TH S280FT TH E 660FT TH N 280FT TH W 660FT TPB EXC TAX 34B & RT#0-058-01 02.

QUIT CLAIM DEED

The Grantor, **Skagit County, a Political Subdivision of the State of Washington**, for the sole purpose of correcting inaccuracies in title, and not for monetary consideration, but for good and valuable consideration, conveys and quit claims to **Kenneth M. Rowland and May A. Rowland, husband and wife**, the Grantee(s), the following described real estate, including any after-acquired interest of Grantor, situated in the County of Skagit, State of Washington:

See, **Exhibit A**, attached hereto and incorporated by reference.

Situate in Skagit County, State of Washington.

ORIGINAL

The purpose of this deed is solely to correct an inaccuracy in the records of title. This conveyance is subject to any third party claims of ownership, use, or possession, and private easements and/or private rights-of-way, if any, over and across the above-described real property.

The above-described property is combined with adjoining properties of Grantee(s), and shall not be conveyed as separate building lots without compliance with the applicable Skagit County subdivision ordinance. The property described herein is to be aggregated with the property owned by Grantee(s), and is not for the purpose of creating additional building lot(s).

DATED this 18th day of November, 2008.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

Don Munks
DON MUNKS, Chairman

Kenneth A. Dahlstedt
KENNETH A. DAHLSTEDT, Commissioner

Sharon Dillon
SHARON DILLON, Commissioner

Attest:

Shue Gilbert
Clerk of the Board

Approved as to form:

[Signature]
Deputy Prosecuting Attorney

505
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 25 2009

Amount Paid \$0
Skagit Co. Treasurer
By [Signature] Deputy



200902250106
Skagit County Auditor

STATE OF WASHINGTON

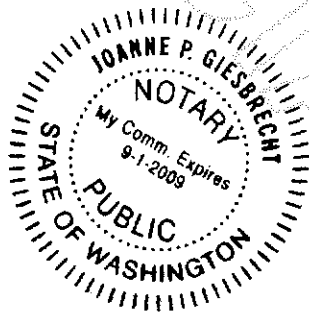
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that Don Munks, Kenneth A. Dahlstedt and/or Sharon Dillon, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized execute the instrument and acknowledged it as Commissioner(s) of Skagit County, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

DATED this 18th day of November, 2008

(SEAL)



Joanne P. Giesbrecht
Notary Public

print name: JOANNE P. GIESBRECHT

Residing at MOUNT VERNON

My commission expires 09-01-09



200902250106

Skagit County Auditor

EXHIBIT A

LEGAL DESCRIPTION
FOR
KEN & MAY ROWLAND
OF
8 FOOT PARCEL TO BE DEEDED TO ROWLAND

October 3, 2008

The south 8.00 feet of the north 660.00 feet of the west 660.00 feet of the northwest quarter of the northwest quarter of Section 24, Township 35 North, Range 4 East, W.M.

EXCEPT the west 25.00 feet thereof for Garden of Eden Road.

Situate in Skagit County, Washington.



200902250106
Skagit County Auditor

AFFIDAVIT OF STEPHEN C. SCHUTT FOR GRANTEE

STATE OF WASHINGTON)
) :ss
COUNTY OF SKAGIT)

STEPHEN C. SCHUTT, being first duly sworn, declares as follows:

1. Kenneth and May Rowland are the owners of the property at 305 Garden of Eden Road, Sedro Woolley, County of Skagit, Parcel # P37412, Tax ID# 350424-0-058-0008.

2. Eight (8) feet was omitted by scrivener error by the Grantor from their legal in the 1933 deed signed by the then Skagit County Treasurer, W.H. Whitney, recorded under Skagit County Auditor’s File # 257516. The deeds scrivener error is that it describes the South 280 feet which should have read the South 288 feet. All of the previous recorded deeds correctly described the property as 288 feet. The prior deeds are as follows:

- a. Jones v. Jones - Order Making Partition recorded March 9, 1908 in Volume 4 of Misc., Page 603
- b. Declaration of Homestead recorded June 17, 1908 in Volume 5 Misc. Page 11.
- c. Indenture dated January 22, 1909 recorded December 11, 1912 Volume 75 page 468, ADF # 71579
- d. Indenture dated December 11, 1912 recorded December 11, 1912 volume 9, page 439, ADF # 94212

The deeds subsequent to 1933 have perpetuated the error by reciting the same error from the 1933 deed. Subsequent deeds are as follows:

- a. Indenture recorded August 14, 1933 Volume 60 page 36 ADF # 257506.
- b. Statutory Warranty Deed recorded February 1, 1936 Volume 168, page 553



ADF #276068.

c. Statutory Warranty Deed recorded March 20, 1945 Volume 200, page 116,

ADF #379264.

d. Statutory Warranty Deed recorded October 15, 1946 Volume 213 page 375,

ADF #397039

e. Statutory Warranty Deed recorded January 25, 1965 Volume 3180, page 569

ADF #661369

f. Quit Claim Deed recorded January 17, 1963 Volume 3280, page 84,

ADF#630999.

g. Statutory Warranty Deed recorded June 9, 1978 Volume 320, page 173

ADF #881131.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed at Anacortes, Washington on the 28 day of JAN, 2009.


STEPHEN C. SCHUTT



200902250106
Skagit County Auditor
2/25/2009 Page 6 of 6 2:02PM