

When Recorded Return to:
F. JAMES BECKNER JR
18648 South Westview Road
Mount Vernon WA 98274



201005170039
Skagit County Auditor

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QUIT CLAIM DEED

The GRANTOR(S) CARRIE ALLISON SAVAGE formerly known as CARRIE ALLISON BECKNER and KEVIN SAVAGE, wife and husband

for and in consideration of ^{201 Gifting ICB} No consideration per WAC 458-61A-108 No personal liability to Seller

in hand paid, conveys and quit claims to F. JAMES BECKNER JR and KAREN A. BECKNER, husband and wife

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:

Abbreviated legal description Ptn. Blk 55, PLAT OF THE TOWN OF MONTBORNE, See legal description attached hereto and by referenced made a part hereof.

Tax Parcel Number(s): 4135-055-900-0203 P74711

Dated: May 3, 2010

Carrie Allison Savage
CARRIE ALLISON SAVAGE

Kevin Savage
KEVIN SAVAGE

STATE OF WASHINGTON
COUNTY OF

I certify that I know or have satisfactory evidence that CARRIE ALLISON SAVAGE formerly known as Carrie Allison Beckner and KEVIN SAVAGE (is/are) the person(s) who appeared before me, and said person(s) 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: May 14, 2010

Jeanine Wiese
Notary Public in and for the State of Washington
Residing at
My appointment expires:



1390
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 17 2010

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

Chicago Title Company - Island Division

Exhibit 'A'

Description: Order No.: 620009457 Title No.: 620009457

PARCEL A:

All that portion of Block 55, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, lying within the following described tract:

Beginning at the Northeasterly corner of Lot 1, Block 43 of said Plat of the Town of Montborne;
Thence North 47°25'45" East along a projection of the Northerly line of said Lot 1, a distance of 50.22 feet;
Thence South 37°10'00" East parallel to the Easterly line of said Block 43 and along the original centerline of the Northern Pacific Railroad a distance of 369.99 feet to a point of curvature in said centerline;
Thence along the arc of said curve to the right having a radius of 1,146.28 feet, through a central angle of 9°50'39" an arc distance of 196.95 feet to the true point of beginning;
Thence continue along the arc of said curve through a central angle of 4°07'25" an arc distance of 82.50 feet;
Thence South 66°40'00" West 82 feet, more or less, to the shoreline of Big Lake;
Thence Northwesterly along said shoreline 74 feet, more or less, to a point which is South 60°46'02" West from the true point of beginning;
Thence North 60°46'02" East 92 feet, more or less, to the true point of beginning;

TOGETHER WITH a non-exclusive easement for road purposes over and across that certain 20 foot strip of land lying Northerly of the North line of the above described main tract, as granted and referred to in deed dated August 20, 1965 and recorded September 15, 1971, under Auditor's File No. 758080, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying between the Easterly extensions of the Northerly and Southerly lines of that portion of Block 55, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to Kathleen Ann Wilson, et al, by Deed recorded under Auditor's File No. 8910200079, records of Skagit County, Washington, and Westerly of the centerline of said right of way;

EXCEPT those portions thereof, if any, conveyed to Sylvia Jensen to the South by an unrecorded Deed dated May 27, 1977 and to Robert G. Miller to the North by a Deed recorded under Auditor's File No. 844525, records of Skagit County, Washington;

AND EXCEPT those portions thereof, if any, conveyed to Helmer Loy, et ux, by Auditor's File No. 8403210053 and quieted in Helmer Loy, et ux, by Decree entered November 8, 1988 in Skagit County Superior Court Cause No. 87-2-00748-3.

Situated in Skagit County, Washington.



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