

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273



201007160035
Skagit County Auditor

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QUIT CLAIM DEED

GRANTORS: **CAROL J. MILLER**, Individually,
and
CAROL J. MILLER, Personal Representative of the Estate
of **DAN H. MILLER**, Deceased

GRANTEE: **CAROL J. MILLER**, a single woman

Legal Description
Abbreviated Form:

Parcel A: W ½ SE ¼, 20-35-4, E W.M.
Parcel B: Ptn SW ¼, 20-35-4, E W.M.
Parcel C: Ptn E ½ SW ¼, 20-35-4, E W.M.
Parcel D: N ½ NE ¼ 29-35-4, E W.M.
Parcel E: Ptn W ½ SE ¼, 20-35-4, E W.M.
Parcel F: SE ¼ NE ¼, 29-35-4, E W.M.

Additional on Page: Exhibit A

Assessor's Tax Parcel Nos: 350420-3-001-0004; P36967
350420-3-001-0202; P36969
350420-4-004-0009; P36987
350420-4-005-0008; P36989
350429-1-001-0009; P38056
350429-1-002-0008; P38057
350420-3-001-0004; P36984
350429-1-004-0006; P38059

2129
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 16 2010

Amount Paid \$
Skagit Co. Treasurer
By *Lp* Deputy

QUIT CLAIM DEED

THE GRANTORS, **CAROL J. MILLER**, a single person in her individual capacity, and **CAROL J. MILLER** in her capacity as the duly appointed, qualified and acting Personal Representative for the Estate of **DAN H. MILLER, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 08 4 00212 8, in distribution of said estate, hereby convey and quitclaim to **CAROL J. MILLER**, a single woman, as GRANTEE, that certain real property, which was the community property of **CAROL J. MILLER** and the decedent at the time of death of the decedent, together with all after-acquired title of the Grantors therein, situated in the County of Skagit, State of Washington, and legally described as follows:


(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO the terms and conditions of that certain Grant Deed of Conservation Easement dated June 14, 2004, and recorded on June 25, 2004, under Skagit County Auditor's File No. 200406250147, the terms of which Grant Deed of Conservation Easement are incorporated herein by this reference as though fully set forth herein, in which Daniel H. Miller and Carol J. Miller, husband and wife, and Sterling Hill, LLC, a Washington limited liability company, are Grantors, and Skagit County, a political subdivision of the State of Washington, is Grantee.

AND FURTHER SUBJECT TO and TOGETHER WITH easements, restrictions, reservations, covenants, leases, court causes and other instruments of record.

On recording this deed all right, title and interest in the above described property shall vest in **CAROL J. MILLER**.

DATED this 2nd day of July, 2010.


CAROL J. MILLER, individually and as
Personal Representative of the Estate of **DAN**
H. MILLER, Deceased



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QUIT CLAIM DEED

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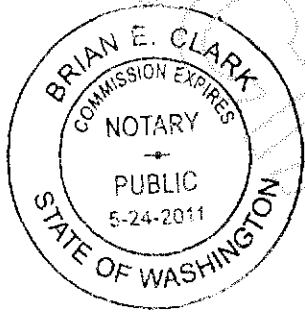
STATE OF WASHINGTON

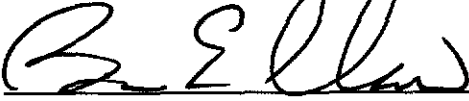
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **CAROL J. MILLER** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as Personal Representative of the **Estate of DAN H. MILLER, Deceased**, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 2nd day of July, 2010.




Printed Name

BRIAN E. CLARK

NOTARY PUBLIC in and for the State of Washington.

My Commission Expires

5-24-2011

QUIT CLAIM DEED

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N:\HOME\BRIAN\L - Z\MILLER, Dan H & Carol J\Estate of Dan H\Distribution Documents\Deed (National to Carol) 052610.docx



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AFFIDAVIT

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

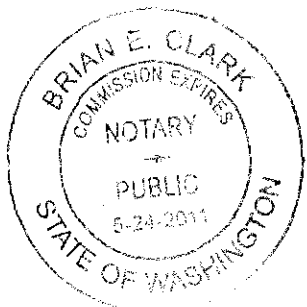
CAROL J. MILLER, being first duly sworn, deposes and says:


1. She is the Grantee named in the foregoing Quit Claim Deed.
2. She is aware of, and intends to comply with, the Grant Deed of Conservation Easement dated June 14, 2004, and recorded on June 25, 2004, under Skagit County Auditor's File No. 200406250147 in which Daniel H. Miller and Carol J. Miller, husband and wife, and Sterling Hill, LLC, a Washington limited liability company, are Grantors, and Skagit County, a political subdivision of the State of Washington, is Grantee.

DATED this 2nd day of July, 2010.


CAROL J. MILLER

SUBSCRIBED AND SWORN TO before me this 2nd day of July, 2010, by **CAROL J. MILLER**.




BRIAN E. CLARK
Printed Name
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 5-24-2011

QUIT CLAIM DEED

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EXHIBIT "A"
(Legal Description)

Parcel "A":

The West 1/2 of the Southeast 1/4 of Section 20, Township 35 North, Range 4 East, W.M., EXCEPT the East 855 feet thereof; AND ALSO EXCEPT the right-of-way for the County Road known as the Cook Road along the North line thereof, which right-of-way includes the property conveyed to Skagit County by Auditor's File No. 770212.

Parcel "B":

The East 283.32 feet of the Southwest 1/4 of Section 20, Township 35 North, Range 4 East, W.M.; EXCEPT the right-of-way for County Road known as the Cook Road along the North line thereof, which right-of-way includes the property conveyed to Skagit County by Auditor's File No. 770212.

Parcel "C":

That portion of the East 1/2 of the Southwest 1/4 of Section 20, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision; thence North 89 degrees 35'45" West along the North line of said subdivision, a distance of 283.35 feet; thence South 0 degrees 23'40" East, parallel with the East line of said subdivision, a distance of 35.00 feet to the South right-of-way line of the Cook Road and the true point of beginning; thence South 0 degrees 23'40" East, a distance of 2632.09 feet to the South line of the southwest 1/4 of Section 20; thence North 89 degrees 15'20" West along the South line of said Southwest 1/4, a distance of 1043.92 feet to the Southwest corner of said East 1/2 of the Southwest 1/4 of Section 20; thence North 0 degrees 23'35" West along the West line of said subdivision, a distance of 332.58 feet to the center of the Olympic Marsh drainage ditch; thence South 89 degrees 15'20" East along the centerline of said ditch 241.05 feet to the beginning of a curve to the left having a radius of 80 feet; thence along said curve through a central angle of 89 degrees 55'40", an arc distance of 125.56 feet; thence North 0 degrees 49' East along the centerline of said ditch, a distance of 913.78 feet to the South line of the Northeast 1/4 of the Southwest 1/4 of Section 20; thence North 89 degrees 25'32" West along the South line of said subdivision, a distance of 4.36 feet to a point on the West line of the "East 990 feet" of said Northeast 1/4 of the Southwest 1/4 of Section 20; thence North 0 degrees 23'40" East along the West line of said "East 990 feet", a distance of 1301.44 feet to the South right-of-way line of the Cook Road; thence South 89 degrees 34'45" East along said road, a distance of 706.75 feet to the true point of beginning.

EXCEPT the right-of-way for the County Road known as the Cook Road along the North line thereof, which right-of-way includes the property conveyed to Skagit County by Auditor's File No. 770212.

TOGETHER WITH those easement rights as granted to National Frozen Foods Corporation by Instrument dated March 17, 1995, recorded March 21, 1995 under Skagit County Auditor's File No. 9503210013.

Parcel "D":

The North 1/2 of the Northeast 1/4 of Section 29, Township 35 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress and egress, over and across the West 20 feet of the East 24.75 feet of the West 1/2 of the Southeast 1/4 of Section 20, Township 35 North, Range 4 East, W.M., EXCEPT the North 20 feet thereof conveyed to Skagit County for road purposes.

EXCEPT from the above described property, lying within Section 20, Township 35 North, Range 4 East, W.M., any portion conveyed to County of Skagit, State of Washington by right-of-way deed(s) recorded under Skagit County Auditor's File Nos. 199911190072, 199911190073, 199911190074, 199912210013, 199912210014 and 199912210015.



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Parcel "E" (P36984):

The East 855 feet of the West 1/2 of the Southeast 1/4 of Section 20, Township 35 North, Range 4 East, W.M., EXCEPT the three following described tracts:

1. The East 24.75 feet thereof;
 2. The North 20 feet thereof as conveyed to Skagit County for road purposes, by deed dated November 16, 1893 and recorded April 25, 1894, under Auditor's File No. 19199;
 3. Beginning at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 20, said point being 1,319.42 feet from the East 1/4 corner of said Section 20; thence North 89 degrees 35'45" West, along the North line of said subdivision, 492.14 feet; thence South 1 degrees 24'45" East, along an existing fence line, 396.15 feet; thence South 89 degrees 35'45" East parallel with said North line of said subdivision, 486.12 feet to the East line of said Northwest 1/4 of the Southeast 1/4 of Section 20; thence North 0 degrees 32'30" West, along said East line, 396.00 feet to the true point of beginning.
 4. The North 31 feet of the remainder as conveyed to Skagit County by Deed recorded November 19, 1999, as Auditor's File No. 199911190065.
- Situate in the County of Skagit, State of Washington.

Parcel "F" (P38059):

The Southeast 1/4 of the Northeast 1/4 of Section 29, Township 35 North, Range 4 East, W.M.,

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



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