

When recorded return to:



201008050052
Skagit County Auditor

Escrow Number: JM-1600

QUIT CLAIM DEED

THE GRANTOR RANDALL J. OLSON AND STEVE APPELO, AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF RODNEY E. OLSON, DECEASED, SEE SKAGIT COUNTY PROBATE CAUSE NO. 08-4-00357-4 for and in consideration of boundary line adjustment conveys and quit claims to the Heirs and Devisees of Rodney E. Olson, Deceased, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

That portion of the SW ¼ of the SE ¼ of Section 30, Township 34 North, Range 4 East, W.M. as more fully described on Exhibit "D" hereto; TOGETHER WITH Easement No. 3 attached hereto.

Subject to matters of record. The property described on Exhibit "D" is SUBJECT to the terms and provisions of Easement No. 2 conveyed on or about the date hereof to benefit property owned by Stanton C. G. Olson and to benefit property owned by Randall J. Olson, Rosalind Spitzer and Suzanne Appelo.

The above described property is the remainder parcel after the grantors adjoining properties have been boundary adjusted to other contiguous properties on or about the date hereof. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by *Arvid Roder* of the Skagit County Planning Department
7/22/2010

Tax Parcel Number(s): portio n of P29224

Dated: 7/13/10

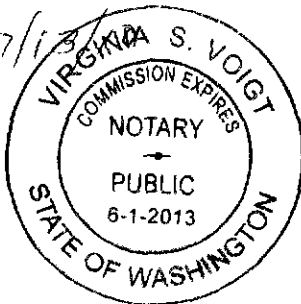
Randall J. Olson
Randall J. Olson

Steve Appelo
Steve Appelo

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Randall J. Olson and Steve Appelo are the persons who appeared before me, and said persons acknowledged that they signed this instrument and on oath stated that they were authorized to execute this instrument and acknowledge it as the Co-Personal Representatives of the Estate of Rodney E. Olson, deceased, to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/13/10



Virginia S. Voigt
Notary Public in and for the State of Washington
Residing at: Mount Vernon, Wa.
My appointment expires: 6/1/13

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2368

AUG 05 2010

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

EXHIBIT "D"

That portion of the Southwest ¼ of the Southeast ¼ of Section 30, Township 34 North, Range 4 East, W.M., lying South and West of the county road running along the East side of Britts Slough and being a portion of Skagit County Short Plat No. 58-81 Revised as recorded in Volume 5 of Short Plats at page 157 under Auditor's file No. 8112310065, records of Skagit County, Washington; more particularly described as follows:

Commencing at the intersection of the West line of said subdivision with the South line of the Britt Slough Road;
thence S 0°06'26" E along said West line a distance of 510 feet to the Southwest corner of that tract of land conveyed to Stanton C.G. Olson, Grantee from Julie Marie Olson, Grantor by that instrument dated January 11, 2002 and recorded January 16, 2002 under Auditor's File No. 200201160011, records of Skagit County, Washington;
thence N 89°53'34" E, along the South line of said Stanton Olson tract to the Southeast corner thereof, at right angles to said West line a distance of 190 feet;
thence N 0°06'26" W, parallel with the West line of said subdivision along the East line of said Stanton Olson tract, a distance of 410.99 feet, more or less, to the Northeast corner of said Stanton Olson tract at a point on a curve along the South line of the Britt Slough Road, at which point the tangent to said curve bears S 63°05'47" E;
thence in a Southeasterly direction along the South line of the Britt Slough Road on a curve to the left having a radius of 603.00 feet and a central angle of 18°28'57", an arc distance of 194.51 feet to the TRUE POINT OF BEGINNING of this property description;
thence S 3°46'40" E, a distance of 173.76 feet;
thence S 14°35'36" E, a distance of 61.38 feet;
thence S 9°19'37" E, a distance of 65.68 feet;
thence N 86°34'49" E, a distance of 621.95 feet, more or less, to a point on a curve along the Westerly line of the Britt Slough Road having a radius of 288.31 feet, at which point the tangent to said curve bears S 15°41'27" E;
thence northerly and westerly along the westerly and southerly line of said road to the point of beginning.
EXCEPT road;

AND EXCEPT that portion conveyed to Skagit County for road purposes by deed dated June 30, 1959, and recorded July 17, 1959, as Auditor's File No. 583297;

ALSO EXCEPT drainage District No. 23 Rights-of-Way;

ALSO EXCEPT that portion thereof, if any, lying within the Right-of-way of Dike District No. 3;

TOGETHER WITH Easement No. 3 attached hereto



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EASEMENT NO. 3

A non-exclusive 20-foot wide Easement over, across and under the following described tract:

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., lying South and West of the county road commonly referred to as Britt Road, formerly Britt Slough Road, running along the East side of Britts Slough, described as follows:

Commencing at the intersection of the west line of said subdivision with the south line of the Britt Slough Road;

thence S $0^{\circ}06'26''$ E along said west line a distance of 510 feet to the southwest corner of that tract of land conveyed to Stanton C.G. Olson, Grantee from Julie Marie Olson, Grantor by that instrument dated January 11, 2002 and recorded January 15, 2002 under Auditor's File No. 200201160011, records of Skagit County, Washington;

thence N $89^{\circ}53'34''$ E, along the south line of said Stanton Olson tract to the southeast corner thereof, at right angles to said west line a distance of 190 feet;

thence N $0^{\circ}06'26''$ W, parallel with the west line of said subdivision along the east line of said Stanton Olson tract, a distance of 410.99 feet, more or less, to the northeast corner of said Stanton Olson tract at a point on a curve along the south line of the Britt Slough Road, at which point the tangent to said curve bears S $63^{\circ}05'47''$ E;

thence in a southeasterly direction along the south line of the Britt Slough Road on a curve to the left having a radius of 603.00 feet and a central angle of $18^{\circ}28'57''$, an arc distance of 194.51 feet to the most northeasterly corner of the Randall Olson, Etal. Property as Boundary Line Adjusted on or about this date;

thence S $3^{\circ}46'40''$ E along the east line of said Randall Olson, Etal. Boundary Line Adjustment property, a distance of 101.63 feet to the TRUE POINT OF BEGINNING of this 20 feet wide Easement

Description;

thence continuing southerly along the east line of said Randall Olson, Etal. Boundary Line Adjustment property along the following courses and distances:

S $3^{\circ}46'40''$ E, a distance of 72.67 feet;

S $14^{\circ}35'36''$ E, a distance of 61.38 feet;

S $9^{\circ}19'37''$ E, a distance of 65.68 feet to the southwest corner of the Rodney Olson Estate property as Boundary Line Adjusted on or about this date;

thence S $80^{\circ}40'23''$ W, at right angle thereto, a distance of 20.00 feet;

thence northerly along a line 20 feet distant when measured at right angles to the west line of said Rodney Olson Estate property as Boundary Line Adjusted on the following courses and distances:

N $9^{\circ}19'37''$ W, a distance of 64.67 feet;

N $14^{\circ}35'36''$ W, a distance of 62.35 feet;

N $3^{\circ}46'40''$ W, a distance of 63.38 feet, more or less, to a point which bears S $56^{\circ}59'27''$ W from the True Point of Beginning;

thence N $56^{\circ}59'27''$ E, a distance of 22.92 feet, more or less, to the True Point of Beginning.



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