



201008050053

Skagit County Auditor

8/5/2010 Page

1 of

5 1:55PM

When recorded return to:

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, SEE SKAGIT COUNTY PROBATE CAUSE NO. 08-4-00357-4, as to Parcels B, C and D of Exhibit "C", AND RANDALL J. OLSON, ROSALIND SPITZER AND SUZANNE APPELO as to Parcels A and E of Exhibit "C" for and in consideration of boundary line adjustment and partial distributions of estate to heirs without consideration convey and quit claim to RANDALL J. OLSON, ROSALIND SPITZER AND SUZANNE APPELO, each as separate property as to an undivided 1/3 interest the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Those portions of the South 1/2 of Section 30, Township 34 North, Range 4 East and of the North 1/2 of Section 31, Township 34 North, Range 4 East, W.M. as more fully described on Exhibit "C" hereto.

Subject to matters of record.

The above described properties will be combined or aggregated as a single parcel owned by the grantees. The boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by *And Roeder* of the Skagit County Planning Department.

7/22/2010

Tax Parcel Number(s): P292 83, P29292 and portions of P28862 and P29224.

Dated:

7-13-10

Randall J. Olson
Randall J. Olson, ~~individually~~ & Co-Personal Representative

Rosalind Spitzer
Rosalind Spitzer

Steve Appelo
Steve Appelo, ~~individually~~ & Co-Personal Representative

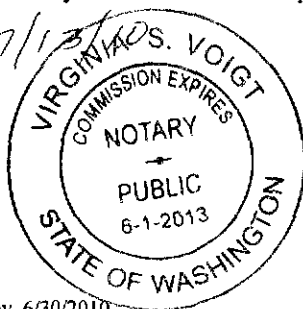
Suzanne Appelo
Suzanne Appelo

State of Washington }
County of *Skagit* } SS:

I certify that I know or have satisfactory evidence that Rosalind Spitzer and Suzanne Appelo are the persons who appeared before me, and said person acknowledge that they signed this instrument and acknowledged it as 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

2369
AUG 05 2010

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

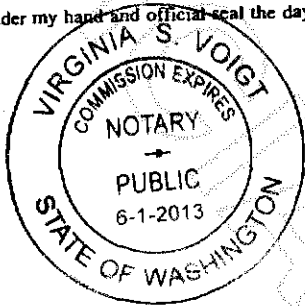
STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that Randall J. Olson
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the _____ of _____

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



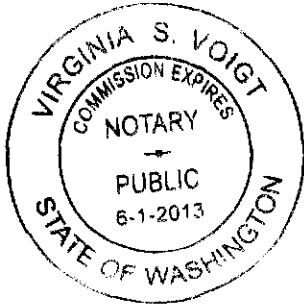
Virginia S. Voigt
Notary Public in and for the State of Washington,
residing at Mount Vernon, Wa
My appointment expires 6/1/13

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Steve Apple
_____ to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he
signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of July, 2010



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



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EXHIBIT "C"

LEGAL DESCRIPTION

PARCEL "A":

Lot 2 of Skagit County Short Plat No. 58-81, approved December 31, 1981 and recorded December 31, 1981 under Auditor's File No. 8112310065, in Volume 5 of Short Plats, page 157, records of Skagit County, being a portion of the Southeast ¼ of the Southwest ¼ of Section 30, Township 34 North, Range 4 East, W.M.; EXCEPT ditch right-of-way AND EXCEPT right-of-way of Dike District No. 3 as delineated on the face of the Short Plat.

AND EXCEPT that portion of said Lot 2 described as follows:

Beginning at the Southeast corner of Lot 1 of said Skagit County Short Plat No. 58-81; thence S 0°06'26" E along the East line of said subdivision and of said Lot 2, a distance of 161.43 feet, more or less, 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 continuing S 0°06'26" E along the East line of said subdivision, a distance of 3.54 feet; thence N 86°22'36" W, a distance of 301.99 feet; thence N 3°49'27" E, a distance of 161.68 feet, more or less, to a point at the Westerly projection of the South line of said Lot 1; thence S 86°57'17" E, along the South line of said Lot 1 and the Westerly projection thereof, a distance of 290.70 feet, more or less, to the Point of Beginning, and containing 1.11 acres, more or less.

PARCEL "B":

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 as Auditor's File No. 8112310065, records of Skagit County, Washington;

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; ALSO EXCEPT 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; described as follows:



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Beginning 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 continuing S 0°06'26" E along said West line a distance of 3.54 feet;
thence S 86°22'36" E, a distance of 190.40 feet, to a point which bears S 0°06'26" E, a distance of 15.93 feet from the Southeast corner of said Stanton Olson tract;
thence N 5°15'20" E, a distance of 224.86 feet;
thence S 75°19'21" E, a distance of 85.21 feet;
thence N 0°06'26" W, parallel with the West line of said subdivision, a distance of 183.61 feet, to a point on a curve along the South line of the Britt Slough Road, at which point the tangent to said curve bears N 73°41'15" W;
thence along the South line of the Britt Slough Road on a curve to the right in a Northwesterly direction having a central angle of 14°04'42", an arc distance of 148.16 feet to the PT of said curve;
thence continuing along the Southerly line of said road along the following courses and distances:
N 59°36'33" W, 70.00 feet; S 30°23'27" W, 10.00 feet; N 59°36'33" W, 107.28 feet, more or less, to the True Point of Beginning,

AND ALSO EXCEPT 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; 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 True Point of Beginning.



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PARCEL "C":

The East 281.03 feet of the North 310 feet of the East ½ of the Northeast ¼ of the Northwest ¼ in Section 31, Township 34 North, Range 4 East, W.M.

PARCEL "D":

The North 310 feet of that portion of Northwest ¼ of the Northeast ¼ of Section 31, Township 34 North, Range 4 East, W.M., lying West of Britt Road.

PARCEL "E":

The North 310 feet of the East ½ of the Northeast ¼ of the Northwest ¼ of Section 31, Township 34 North, Range 4 East, W.M. EXCEPT the East 281.03 feet thereof.

The above combined lot is TOGETHER WITH Easement No. 2 as established of record on or about the recording date hereof. The above combined lots is also SUBJECT TO Easement Nos. 1 and 3 as established of record on or about the date hereof.



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