

When recorded return to:

Travis R. Martinez



201112190073
Skagit County Auditor

12/19/2011 Page

1 of

3 2:20PM

Filed for Record at Request of
Guardian Northwest Title
Escrow Number: 101458

GUARDIAN NORTHWEST TITLE CO.

QUIT CLAIM DEED

101458-2

Abbreviated Legal:

Portion of Section 17, Township 35, Range 5 lying Southerly of the former Burlington Northern Railway right-of-way

P 39244

THE GRANTOR TRAVIS R. MARTINEZ AND MARIA L. MARTINEZ, HUSBAND AND WIFE for and in consideration of WAC 458-61A-109 conveys and quit claims to TRAVIS R. MARTINEZ AND MARIA L. MARTINEZ, 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 Grantors therein:

That portion of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, and of the Southwest 1/4 of the Northeast 1/4, and of the Northeast 1/4 of the Southwest 1/4, and of the Southeast 1/4 of the Northwest 1/4 all in Section 17, Township 35 North, Range 5 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said 17; thence North 0°06'31" West along the West line of said Northwest 1/4, 682.37 feet to the Southwest corner of the North 1/2 of said Northwest 1/4; thence North 89°44'12" East along the South line of said North 1/2 760.18 feet; thence North 2°15'21" East, 73.87 feet; thence North 42°59'21" West, 56.87 feet; thence North 46°29'19" West, 86.68 feet; thence North 1°56'52" West, 128.52 feet; thence North 2°33'56" West, 162.46 feet; thence North 21°01'22" West 64.18; thence North 70°06'02" West, 88.54 feet; thence North 15°59'19" East, 64.14 feet; thence North 21°04'22" East, 17.19 feet; thence North 17°42'42" East, 31.94 feet; thence North 89°55'52" East, 246.01 feet; thence North 10°08'30" East, 217.55 feet; thence North 0°01'23" West, 305.57 feet more or less to the South line of the abandoned Burlington Northern Railroad right-of-way; thence Westerly following said South right-of-way line 870 feet more or less to a point on the North-South centerline of said Section 17; thence South 0°07'43" East along said center of Section line 357.70 feet more or less to a point which is 70 feet North of the center of Section 17; thence North 85°42'30" West, 602.03 feet more or less along the Southerly line of Parcel P39245 as recorded under the Skagit County Auditor's File No. 200212020222 to the Southeasterly line on the abandoned Burlington Northern Railroad right-of-way; thence following said right-of-way line Southwesterly 643 feet more or less to the centerline of Hansen Creek; thence Southeasterly following said creek centerline to a point on the South line of the Northeast 1/4 of the Southwest 1/4 of Section 17; thence South 89°22'56" East along said South line, 774.17 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section along the existing roadway, as reserved in deed recorded November 16, 1944 as Auditor's File No. 375992.

Legal description continued on next page

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113849
DEC 19 2011

Amount Paid \$ 8
Skagit Co. Treasurer
By *mlm* Deputy

TOGETHER WITH a non-exclusive easement for ingress and egress described as follows:

The South 12 feet of the Westerly 20 feet of the following described tract:

That portion of the North ½ of the Northwest ¼ of the Southeast ¼ and of the Southwest ¼ of the Northeast ¼ of Section 17, Township 35 North, Range 5 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of the North ½ of said Northwest ¼ of the Southeast ¼; thence South 89°44'12" West along the South line of said North ½ 567.72 feet; thence North 2°15'21" East, 73.87 feet; thence North 42°59'21" West, 56.87 feet; thence North 46°29'19" West, 86.68 feet; thence North 1°56'52" West, 128.52 feet; thence North 2°33'56" West, 162.46 feet; thence North 21°01'22" West, 64.18 feet; thence North 70°06'02" West, 88.54 feet; thence North 15°59'19" East, 64.14 feet; thence North 21°04'22" East, 17.19 feet; thence North 17°42'42" East, 31.94 feet; thence North 89°55'52" East, 246.01 feet; thence North 10°08'30" East, 217.55 feet; thence North 0°01'23" West, 305.57 feet more or less to the South line of the abandoned Burlington Northern Railroad right-of-way; thence Easterly following said Southerly right-of-way line 465 feet more or less to the East line of the Southwest ¼ of the Northeast ¼ of said Section 17; thence South 0°36'06" East along said East line, 479.56 feet more or less to the Southeast corner of said Southwest ¼ of the Northeast ¼; thence South 0°13'22" West along the East line of the Northwest ¼ of the Southeast ¼ of said Section 17, 687.62 feet to the point of beginning.

MARTINEZ PARCEL RETAINED

THAT PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S 89°44'12" W ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF 567.72 FEET; THENCE N 2°15'21" E, 73.87 FEET; THENCE N 42°59'21" W, 56.87 FEET; THENCE N 46°29'19" W, 86.68 FEET; THENCE N 1°56'52" W, 128.52 FEET; THENCE N 2°33'56" W, 162.46 FEET; THENCE N 21°01'22" W, 64.18 FEET; THENCE N 70°06'02" W, 88.54 FEET; THENCE N 15°59'19" E, 64.14 FEET; THENCE N 21°04'22" E, 17.19 FEET; THENCE N 17°42'42" E, 31.94 FEET; THENCE N 89°55'52" E, 246.01 FEET; THENCE N 10°08'30" E, 217.55 FEET; THENCE N 0°01'23" W, 305.57 FEET MORE OR LESS TO THE SOUTH LINE OF THE ABANDONED BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE EASTERLY FOLLOWING SAID SOUTHERLY RIGHT OF WAY LINE 465 FEET MORE OR LESS TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE S 0°36'06" E ALONG SAID EAST LINE, 479.56 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S 0°13'22" W ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 687.62 FEET TO THE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WA

CONTAINING 15.83 ACRES.

The two herein described separate contiguous lots are a recombination or reaggregation of two differently described lots owned by the Grantees. This boundary line adjustment is not for the purposes of creating an additional building lot.

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

12/18/2011



201112190073
Skagit County Auditor

Tax Parcel Number(s): P39244, 350517-0-002-0003, P39260, 350517-1-008-0005, P39272, 350517-4-003-0004, P121598, 350517-0-001-0100

Dated: November 22, 2011

Travis R. Martinez
Travis R. Martinez

Maria L. Martinez
Maria L. Martinez
marla

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Travis R. Martinez and Maria L. Martinez the person who appeared before me, and said person acknowledge that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-30-11

Karen Alderson
Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: 3-28-15

NOTARY PUBLIC
STATE OF WASHINGTON
KAREN ALDERSON
My Appointment Expires Mar 28, 2015



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Skagit County Auditor