

Filed for Record at Request of and
when Recorded Return to:

LEE & HAYES, PLLC
601 West Riverside Avenue, Ste. 1400
Spokane, WA 99201
Attention: Terry M. Kelly



201212200112
Skagit County Auditor

12/20/2012 Page 1 of 4 4:23PM

RECORDING COVER SHEET

DOCUMENT TITLE: Quit Claim Deed

GRANTORS: Raymond C. Smith and Ardeth C. Smith

GRANTEE: James Zevely

<u>ABBREVIATED LEGAL DESCRIPTION</u>	<u>PROPERTY ID NUMBER</u>	<u>GEO ID NUMBER</u>
West Half of Lot 3, and all of Lots 4 and 5, Block 1001 Northern Pacific Addition to Anacortes	P58141	309-001-010-050
All that part of the right-of-way of the railway of the Great Northern Railway Company in Section 23, Township 35 North, Range 1 East of the Willamette Meridian	31714	3501-123-2-003-0305

Complete legal description of each parcel is on page 4 of this document

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QUIT CLAIM DEED

RAYMOND C. SMITH and ARDETH C. SMITH, husband and wife (“Grantors”), desiring to make a gift of community property to their son-in-law, out of love and affection only and receiving no monetary consideration in return, pertaining to an unrecorded fifty percent (50%) undivided interest, hereby convey and quit claim to **JAMES ZEVELY**, a single man (“Grantee”), all of their right, title and interest in the following real estate described in the attached Exhibit A and incorporated herein by this reference, situated in the County of Skagit, State of Washington, including any interest therein which the Grantor may hereafter acquire:

DATED the 11th day of December, 2012.

Raymond C. Smith
Raymond C. Smith

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20124076
DEC 20 2012

Ardeth C. Smith
Ardeth C. Smith

Amount Paid \$ 0
Skagit Co. Treasurer
By *MAM* Deputy



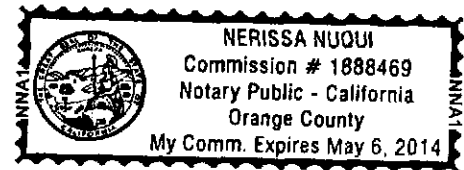
State of California)
 : ss
County of Orange)

On December 11, 2012, before me, Nerissa Nuqui, Notary Public personally appeared Raymond C. Smith, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



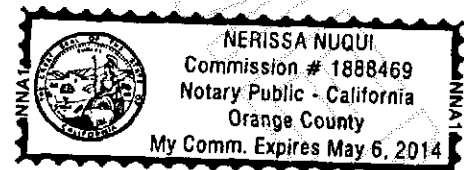
State of California)
 : ss
County of Orange)

On December 11, 2012, before me, Nerissa Nuqui, Notary Public personally appeared Ardeth C. Smith, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



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EXHIBIT A

Complete Legal Descriptions

PARCEL A

The West Half of Lot 3, and all of Lots 4 and 5, Block 1001, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington

Property ID No.: 58141

Geo ID: 3809-001-010-0508

PARCEL B

All that part of the right-of-way of the railway of the Great Northern Railway Company in Section 23, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of Lot 5, Block 1001, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington; thence Easterly along the Northwestern line of said Block 1001, to the Northwestern corner of the East Half of Lot 3, Block 1001, NORTHERN PACIFIC ADDITION TO ANACORTES; thence Northerly along the Westerly line of the East Half of said Lot 3, extended to a point 15 feet distant Southeasterly, measured at right angles, from the center line of the railway of said Great Northern Railway Company, as now located and constructed; thence Westerly parallel with said center line and 15 feet distant therefrom, to the Southwesterly line of Lot 5, Block 1001, extended Northwesterly; thence Southeasterly along said Southwesterly line extended, to the point of beginning. Situated in Skagit County, Washington

Property ID No.: 31714

Geo ID: 350123-0-003-0305



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Skagit County Auditor