



201401170073

Skagit County Auditor

\$76.00

1/17/2014 Page

1 of

5 11:34AM

When Recorded Return To
 William C. Ruthford
 2625 Northrup Way
 Bellevue, WA 98004

QUIT CLAIM DEED

THE GRANTOR, Mary L. Semays Jammerman, Trustee of The Semays Family Living Trust

for and in consideration of distribution to beneficiaries from Living Trust,

Boundary Line Adjustment
 Testamentary conveyance/Division

conveys and quit claims to Pauline G. Semays McConnell and Jeanne C. Semays Johnson as their separate estates as tenants in common.

any and all interest which the Grantor has in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor herein:

Tax Account Number: P62252

That portion of Section 28, Township 35 North, Range 4 East, W. M., described as Parcel 1 in Exhibit A attached hereto and incorporated herein by this reference.

DATED: December 26, 2013.

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

2014180

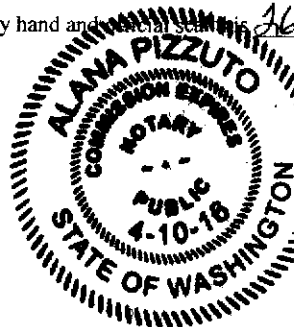

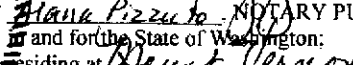
JAN 17 2014


 Mary L. Semays Jammerman, Trustee

 STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

 Amount Paid \$0
 Skagit Co. Treasurer
 By  Deputy

On this day personally appeared before me Mary L. Semays Jammerman to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and seal this 26th day of December 2013.

 Alana Pizzuto, NOTARY PUBLIC
 and for the State of Washington;
 residing at 
 My commission expires: 4-10-16

The following descriptions should be used for inclusion with the Will documents to insure there is no confusion or problems at such time as the conveyances take place.

Parcel 1

That portion of the below described Parcels A, B, C, and D, more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of Section 28, Township 35 North, Range 4 East, W.M. (South 1/4 corner) as shown on that certain Short Plat No. PPT-92-006 recorded under Skagit County Auditor's File No. 9210190078;
thence North 2°01'38" East along the West line of said Southeast 1/4 of Section 28, for a distance of 1,866.74 feet, more or less, to the Northwest corner of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 28, also being the Northeast of Short Plat No. 30-88 recorded under Auditor's File No. 8811100003 and being the TRUE POINT OF BEGINNING;
thence North 89°58'23" West along the North line of said Short Plat No. 30-88 for a distance of 21.72 feet, more or less, to the Easterly right-of-way margin of Peter Anderson Road, as shown on the face of said Short Plat No. 30-88;
thence South 0°34'07" West along said East margin of the Peter Anderson Road for a distance of 280.62 feet, more or less, to a point that is 30.00 feet North (as measured perpendicular to the South line) of the South line of the North 1/2 of the West 1/2 of Tract 2, "Plat of the Burlington Acreage Property", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;
thence South 88°38'29" East parallel with said South line, for a distance of 394.09 feet;
thence North 1°21'31" East for a distance of 284.24 feet, more or less, to the North line of said North 1/2 of the West 1/2 of said Tract 2, "Plat of Burlington Acreage Property" at a point bearing South 89°07'09" East from the TRUE POINT OF BEGINNING;
thence North 89°07'09" West along said North line for a distance of 376.26 feet, more or less, to the TRUE POINT OF BEGINNING.

Parcel "A"

The North 1/2 of the West 1/2 of Tract 2, "Plat of the Burlington Acreage Property," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

TOGETHER WITH that portion of Anderson Road No. 2523 as vacated by Resolution No. 4222 dated September 20, 1966 abutting thereon.

Parcel "B"

That portion of Lot 2, Short Plat No. 30-88, approved October 27, 1988, recorded November 10, 1988 in Volume 8 of Short Plats, page 87, under Auditor's File No. 8811100003; and being a portion of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 28, Township 35 North, Range 4 East, W.M., which lies Easterly of the Easterly right-of-way line of Peter Anderson Road as shown on the face of said Short Plat.



201401170073

Skagit County Auditor

\$76.00

1/17/2014 Page

2 of

5 11:34AM

Parcel "C"

That portion of the following described property lying Easterly of the Easterly line of the as-built and existing right-of-way for Peter Anderson Road, and lying Northerly of the Westerly extension of the Southerly line of the North 1/2 of Tract 2, "Plat of the Burlington Acreage Property," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

That portion of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 28, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the East line of said subdivision 307 feet South of the Northeast corner of said subdivision, said point being the Southeast corner of a tract conveyed to Gordon J. Brecht and Leota Brecht, husband and wife, by deed recorded November 20, 1970, under Auditor's File No. 745975;
thence West along the South line of said Brecht tract and said line produced West, a distance of 160 feet;
thence North 100 feet to a point 10 feet West of the Northwest corner of said Brecht tract;
thence West along a line which is parallel to and 207 feet South of the North line of the aforementioned subdivision to a point which is 354 feet East of the West line of said subdivision, said point being on the East line of a tract sold under Contract to Harry E. Scherbinske, et ux, recorded December 8, 1969, under Auditor's File No. 733790;
thence Southerly along the East line and the Southerly extension thereof, of said Scherbinske tract, to a point 200 feet North of the South line of said subdivision;
thence East along a line which is 200 feet North of and parallel to said South line to the East line of said subdivision;
thence North to the POINT OF BEGINNING.

Parcel "D"

That portion of the North 100 feet of the following described property lying Easterly of the Easterly line of the as-built and existing right-of-way for Peter Anderson Road;

The South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 28,
Township 35 North, Range 4 East, W.M.,

EXCEPT the West 354 feet thereof,

ALSO EXCEPT the South 200 feet thereof,

AND ALSO EXCEPT the North 207 feet thereof.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All situate in the County of Skagit, State of Washington.

Containing 2.56 acres



201401170073

Skagit County Auditor

\$76.00

1/17/2014 Page

3 of

5 11:34AM

Parcel "D"

That portion of the North 100 feet of the following described property lying Easterly of the Easterly line of the as-built and existing right-of-way for Peter Anderson Road;

The South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 28,
Township 35 North, Range 4 East, W.M.,

EXCEPT the West 354 feet thereof,

ALSO EXCEPT the South 200 feet thereof,

AND ALSO EXCEPT the North 207 feet thereof.

EXCEPT FROM ALL THE ABOVE Parcels A, B, C, and D that portion thereof described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of Section 28, Township 35 North, Range 4 East, W.M. (South 1/4 corner) as shown on that certain Short Plat No. PPT-92-006 recorded under Skagit County Auditor's File No. 9210190078;
thence North 2°01'38" East along the West line of said Southeast 1/4 of Section 28, for a distance of 1,866.74 feet, more or less, to the Northwest corner of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 28, also being the Northeast of Short Plat No. 30-88 recorded under Auditor's File No. 8811100003 and being the TRUE POINT OF BEGINNING;
thence North 89°58'23" West along the North line of said Short Plat No. 30-88 for a distance of 21.72 feet, more or less, to the Easterly right-of-way margin of Peter Anderson Road, as shown on the face of said Short Plat No. 30-88;
thence South 0°34'07" West along said East margin of the Peter Anderson Road for a distance of 280.62 feet, more or less, to a point that is 30.00 feet North (as measured perpendicular to the South line) of the South line of the North 1/2 of the West 1/2 of Tract 2, "Plat of the Burlington Acreage Property", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;
thence South 88°38'29" East parallel with said South line, for a distance of 394.09 feet;
thence North 1°21'31" East for a distance of 284.24 feet, more or less, to the North line of said North 1/2 of the West 1/2 of said Tract 2, "Plat of Burlington Acreage Property" at a point bearing South 89°07'09" East from the TRUE POINT OF BEGINNING;
thence North 89°07'09" West along said North line for a distance of 376.26 feet, more or less, to the TRUE POINT OF BEGINNING.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All situate in the County of Skagit, State of Washington.

Containing 2.56 acres

I would expect that your attorney may have questions or require assistance with some of the descriptions (electronic copies), please feel free to have them contact me.



201401170073

After -

