

Return Address:

Rebecca Sue Lowell
805 14th Way SW
Edmonds, WA 98020



201406040070

Skagit County Auditor

\$75.00

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Document Title(s) (for transactions contained therein):

1. Quit Claim Deed
- 2.
- 3.
- 4.

**Reference Number(s) of Documents assigned or released:
(on page 2 of documents(s))**

Grantor(s)

1. Wayne Allen Fraser
- 2.
- 3.
- 4.

Additional Names on page _____ of document.

Grantee(s)

1. Rebecca Sue Lowell
- 2.
- 3.
- 4.

Additional Names on page _____ of document.

Legal Description (abbreviated i.e. lot, block, plat or section, township, range)

RANCHO SAN JUAN DEL MAR SUB-DIV 1, THAT PORTION OF TRACT B AND THE VACATED ROAD ADJACENT

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

Property ID 68225 Geo ID 3972-000-096-0417

The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

AFTER RECORDING MAIL TO:

805 14th Way SW
Edmonds, WA 98020

Filed for Record at Request of:

Rebecca Sue Lowell

QUIT CLAIM DEED

Grantor: Wayne Allen Fraser

Grantee: Rebecca Sue Lowell

Abbreviated Legal: RANCHO SAN JUAN DEL MAR SUB-DIV 1, THAT PORTION OF TRACT B AND THE VACATED ROAD ADJACENT

Property Address: 11479 North Del Mar Drive, Anacortes WA 98221

Assessor's Tax Parcel Number(s): Property ID 68225 Geo ID 3972-000-096-0417

THE Grantor Wayne Allen Fraser for and in consideration of Love and Affection conveys and quit claims to Rebecca Sue Lowell the previously described real estate, situated in the County of Skagit in the State of Washington, together with all after acquired title of the Grantor therein:

Dated: June 4, 2014

Wayne Allen Fraser
Wayne Allen Fraser

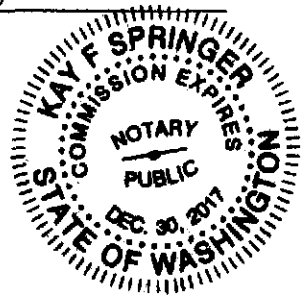
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141930
JUN 04 2014

State of Washington
County of Skagit

Amount Paid \$
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Wayne Allen Fraser is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this document.

Dated 6-4-14



Kay F. Springer
Notary Public in and for the State of Washington
Residing at: Anacortes
My Commission Expires: 12-30-2017



EXHIBIT "A"

PARCEL A:

That portion of Tract B and the vacated road adjacent thereto, in RANCHO SAN JUAN del MAR SUBDIVISION NO. 1, according to the plat thereof, recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at a point 67.02 feet South and 561.53 feet West of the Northeast corner of Tract B (the North line of Tract B bears North 89°14' West);
Thence South 44°43' West 148.82 feet to the East line of a 40.0 foot reserved roadway;
Thence South 29°24' East along said reserved road line 103.96 feet;
Thence North 45°13' East 183.07 feet;
Thence North 44°47' West 94.66 feet;
Thence North 85°17' West 9.40 feet to the point of beginning.

Situated in Skagit County, Washington

PARCEL B:

That portion of Tract B and the vacated road adjacent thereto, in RANCHO SAN JUAN del MAR SUBDIVISION NO. 1, according to the plat thereof, recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at a point 67.02 feet South and 561.53 feet West of the Northeast corner of Tract B (the North line of Tract B bears North 89°14' West);
Thence South 44°43' West 148.82 feet to the East line of a 40.0 foot reserved roadway;
Thence North 29°24' West along said reserved road line to a point that bears South 60°36' West from the point of beginning;
Thence North 60°36' East to the point of beginning;

EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded July 27, 1961 and November 1, 1968, under Auditor's File Nos. 610470 and 719951, respectively, records of Skagit County, Washington.

Situated in Skagit County, Washington

continued.....



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Exhibit "A" continued....

PARCEL C:

That portion of Tract B and the vacated road adjacent thereto, in RANCHO SAN JUAN del MAR SUBDIVISION NO. 1, according to the plat thereof, recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at a point 67.02 feet South and South 561.53 feet West of the Northeast corner of Tract B (the North line of Tract B bears North 89°14' West);
Thence North 67.02 feet to the North line of said Tract B;
Thence West along said North line to the Easterly line of a 40 foot reserved roadway;
Thence Southeasterly along said reserved roadway to a point that bears South 60°36' West from the point of beginning;
Thence North 60°36' East to the point of beginning;

EXCEPT that portion conveyed to Skagit County by deed recorded July 27, 1961, under Auditor's File No. 610470, records of Skagit County, Washington;

AND EXCEPT that portion, if any, conveyed to Skagit County for road purposes by deed recorded November 20, 1968, under Auditor's File No. 720541, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL D:

That portion of Tract B in RANCHO SAN JUAN del MAR SUBDIVISION NO. 1, according to the plat thereof, recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Tract B, said point also being the East quarter corner of said Section 34;
Thence North 89°14' West along the North line of said Tract B, a distance of 561.53 feet;
Thence South 0°26'40" West, a distance of 67.02 feet;
Thence South 44°43' West, a distance of 17.00 feet;
Thence North 86° West, a distance of 19.72 feet to the true point of beginning;
Thence North 86° West, a distance of 59.21 feet to the beginning of a curve to the right having a radius of 183.05 feet;
Thence along the arc of said curve a distance of 97.96 feet through a central angle of 30°39'43";
Thence North 13° West a distance of 45.29 feet to the North line of said Tract B;
Thence South 89°14' East a distance of 17.31 feet;
Thence South 38°21'10" East, a distance of 12.91 feet;
Thence South 62°39'30" East, a distance of 152.29 feet to the true point of beginning.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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