

**When recorded return to:**

Gulwinder Singh  
12709 SE 295<sup>th</sup> ST  
Auburn, WA 98092



Skagit County Auditor \$74.00  
8/29/2014 Page 1 of 3 11:12AM

Filed for Record at Request of  
Guardian Northwest Title  
Escrow Number: 108042

GUARDIAN NORTHWEST TITLE CO.

108042-2

**QUIT CLAIM DEED**

**Abbreviated Legal:**

Section 24, Township 34 North, Range 2 East; Ptn. Gov't Lots 1 and 2 and E 1/2 - NE 1/4, (Being a ptn. of Lot 4, SP #PL00-0408)

THE GRANTOR GURINDER KAUR BAINS, WIFE OF GULWINDER SINGH for and in consideration of Establish Separate Property conveys and quit claims to Gulwinder Singh, as a married man as his separate estate the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantor therein:

P20684

That portion of Lot 4 of Short Plat Number PL00-0408 as approved on July 31, 2002 and recorded August 1, 2002 under Auditor's File Number 200208010118, records of Skagit County, Washington, being in Sections 13 and 24, Township 34 North, Range 2 East, W.M. and also in Section 19, Township 34 North, Range 3 East, W.M., lying Southerly and Westerly of the following described line:

Commencing at the Southeast corner of Lot 4 of Short Plat Number PL02-0485 as approved on September 13, 2002 and recorded September 16, 2002 under Auditor's File Number 200209160059, records of Skagit County, Washington, being in Sections 13, Township 34 North, Range 2 East, W.M. and also in Section 18, Township 34 North, Range 3 East, W.M.;

Thence Westerly along the South line of said Lot 4 of said Short Plat Number PL02-0485 to the Southeast corner of said Section 13, as shown of the "Plat of Skagit Beach No. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington;

Thence S 88°45'40" W, 2199.86 feet along the South line of said Section 13, as shown of the "Plat of Skagit Beach No. 1", to a point on the East line of Tract "E" of said "Plat of Skagit Beach No. 1" which bears N 45°28'30" E, 100.95 feet from the Southeast corner of said Tract "E", and which point is the TRUE POINT OF BEGINNING;

Thence N 88°45'40" E, 58.34 feet along the South line of said Section 13 to a point on a line that is 40 feet East of and parallel with the East line of Tract "E" of said "Plat of Skagit Beach No. 1";

Thence S 45°28'30" W, 130.52 feet along said parallel line;

Thence S 9°44'00" W, 53.06 feet along a line parallel with the East line of said "Plat of Beach No. 1" to an existing ditch;

Thence S 66°31'59" E, 18.50 feet along said ditch;

Thence S 32°54'23" E, 22.50 feet along said ditch;

Thence S 10°11'32" E, 38.03 feet along said ditch;

Thence S 1°18'54" W, 161.19 feet along said ditch;

Thence S 2°55'57" E, 65.76 feet along said ditch;

Thence S 17°42'52" E, 84.23 feet along said ditch;

Thence S 31°14'08" E, 81.72 feet along said ditch;

Thence S 39°47'07" E, 108.82 feet along said ditch;

Thence S 48°43'40" E, 131.89 feet along said ditch;

Thence S 29°41'21" E, 110.25 feet along said ditch;

Thence S 12°50'42" E, 174.01 feet along said ditch;

Thence S 16°17'21" E, 137.92 feet along said ditch;

Thence S 21°45'41" E, 105.65 feet along said ditch;

Thence S 42°03'59" E, 161.32 feet along said ditch;

Thence S 53°43'28" E, 133.16 feet along said ditch;

Thence S 49°24'40" E, 115.89 feet along said ditch;

Thence S 68°41'03" E, 162.43 feet along said ditch;

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20143173  
AUG 29 2014

Amount Paid \$74  
Skagit Co. Treasurer  
By *nam* Deputy

Thence S 1°21'14" E, 61.40 feet along said ditch;  
 Thence S 19°06'04" W, 93.09 feet along said ditch;  
 Thence S 14°08'21" W, 69.28 feet along said ditch;  
 Thence S 29°51'07" E, 100.06 feet along said ditch;  
 Thence S 58°48'26" E, 98.92 feet along said ditch;  
 Thence S 70°48'24" E, 102.92 feet along said ditch;  
 Thence S 58°20'31" E, 90.89 feet along said ditch;  
 Thence S 31°17'46" E, 194.07 feet along said ditch;  
 Thence S 40°36'49" E, 57.94 feet along said ditch;  
 Thence S 44°44'37" E, 72.81 feet along said ditch;  
 Thence S 22°10'31" E, 126.83 feet along said ditch;  
 Thence S 5°21'14" E, 121.88 feet along said ditch;  
 Thence S 0°34'30" W, 57.89 feet to the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 24 and the terminus of said line at a point that is N 89°25'30" W, 836.36 feet from the Southeast corner of the Northeast 1/4 of said Section 24 (East 1/4 corner of said Section 24).

EXCEPT that portion thereof lying Northerly of the following described line:

Commencing at the Southeast corner of Lot 4 of Short Plat Number PL02-0485 as approved on September 13, 2002 and recorded September 16, 2002 under Auditor's File Number 200209160059, records of Skagit County, Washington, being in Section 13, Township 34 North, Range 2 East, W.M. and also in Section 18, Township 34 North, Range 3 East, W.M.;

Thence Westerly along the South line of said Lot 4 of said Short Plat Number PL02-0485 to the corner common to Sections 18 and 19, Township 34 North, Range 3 East, W.M., and Sections 13 and 24, Township 34 North, Range 2 East, W.M., as shown on the "Plat of Skagit Beach No. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington;

Thence S 0°04' E along the East line of said Section 24, 1248.2 feet to the true point of beginning;

*additional legal attached*  
 Tax Parcel Number(s): P20684, 340224-0-002-0206, P122145, 340224-1-002-0100

**Dated:**

08-27-2014 Gurinder Kaur Bains

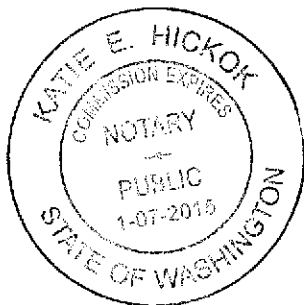
State of Washington }  
 County of Skagit } SS:

I certify that I know or have satisfactory evidence that Gurinder Kaur Bains the person who appeared before me, and said person acknowledge that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-27-14

Katie Hickok

Katie Hickok  
 Notary Public in and for the State of Washington  
 Residing at: W. Helms  
 My appointment expires: 1/07/2015



Thence S 88°45'40" W along a line parallel to the North line of said Section 24 as shown on the "Plat of Skagit Beach No. 1", 2805.33 feet, more or less, to a point on the West line of said Lot 4 of Short Plat Number PL00-0408, being also a point on the East line of Tract "A" of the "Plat of Skagit Beach Div. No. 4", as per plat recorded in Volume 11 of Plats, page 45, under Auditor's File Number 843908, records of Skagit County, Washington, and the terminus of this line description, from which point the Easterly corner common to Lot 7 and Lot 8 of said "Plat of Skagit Beach Div. No. 4" bears S 88°45'40" W, 50.05 feet, more or less.



201408290096