



201412290319

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Return Document to:

Joseph and Arie Werder
3305 Blanchard RD
Bow, WA 98232

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 29 day of December, 2014, by the Grantor(s),

Hower, I. Lynne trustee of Hower Revocable Living Trust
Whose Address is
445 Garden Lane Burlington, WA 98233
in the County of Skagit

to the Grantee(s),

Werder, Joseph O. and Werder, Arie Autumn Higgins
Husband and Wife as joint tenants with Rights of Survivorship
Whose Address is
3305 Blanchard Rd, Bow, WA 98232.
in the County of Skagit

WITNESSETH, That the said Grantor, for \$15,500

Fifteen thousand, five hundred dollars and zero cents

the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of State of Washington, to Wit: (Legal Description)

See Exhibit A:

22-36-3 NE NW

Parcel No. P48048/360322-2-003-0002

and

Parcel No. P48049/360322-2-005-0000

and

Parcel No. P47938/360321-0-001-0009

20144947
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 29 2014

Amount Paid \$ 280.90
Skagit Co. Treasurer
By MF Deputy

Commonly known as:

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature S. Lynne Hower
Print Name: S. Lynne Hower
Capacity: Trustee

Signature _____
Print Name: _____
Capacity: _____

Signature _____
Print Name _____
Capacity _____

Signature _____
Print Name _____
Capacity _____

Signature _____
Print Name _____
Capacity _____

Signature _____
Print Name _____
Capacity _____

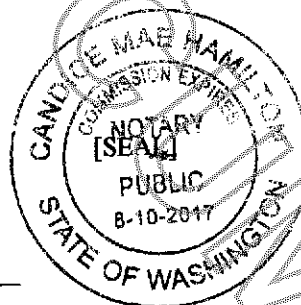
STATE OF Washington
COUNTY OF Skagit

On this day 12-29-14 personally appeared before me, S. Lynne Hower

to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 29th day of December 2014

WITNESS my hand and official seal

Signature Candice Mae Hamilton
Print Name CANDICE MAE HAMILTON
Residing at Seabrook WA
My Commission Expires 08/10/2017



This Document Prepared by:

Arie Werder
3305 Blandhard Rd.
Bow, WA 98232
(360) 766-4450

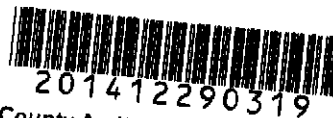


QUITCLAIM DEED EXHIBIT "A"

Legal Description:

Parcel No. P48048/360322-2-003-0002

ACREAGE ACCOUNT, ACRES 0.83, THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST 220 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE IN A NORTHERLY DIRECTION TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 330 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING. PER BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AF#200408250097. THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST 220 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE IN A NORTHERLY DIRECTION TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 330 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING. PER BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AF#200408250097.



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Parcel No. P48049/360322-2-005-0000

ACREAGE ACCOUNT, ACRES 6.5, A PORTION OF THE WEST HALF OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A HUB IN CENTER OF COUNTY ROAD 876.3 FEET SOUTH OF THE CORNER OF SECTIONS 15, 16, 21 AND 22, AND RUNNING THENCE ALONG CENTER OF SAID ROAD SOUTH 68 DEGREES 22' EAST 214 FEET; THENCE SOUTH 52 DEGREES 40' EAST 190 FEET; THENCE SOUTH 17 DEGREES 38' EAST 568 FEET, THENCE SOUTH 0 DEGREES 3' EAST 414 FEET TO THE CENTER OF MAIN CHANNEL OF MCELROY SLOUGH, THENCE FOLLOWING THE CENTER OF SAID CHANNEL WESTERLY AND NORTHERLY TO BLANCHARD LOGGING RAILROAD TRESTLE AS NOW CONSTRUCTED, THENCE NORTHWESTERLY ALONG EASTERLY SIDE OF SAID TRESTLE TO INTERSECTION WITH SECTION LINE BETWEEN SECTIONS 21 AND 22, THENCE NORTH ALONG SAID SECTION LINE TO PLACE OF BEGINNING, EXCEPTING AND RESERVING RIGHT OF WAY OF SAID COUNTY ROAD AND OF THE SEATTLE AND MONTANA RAILWAY COMPANY OVER AND ACROSS SAID LANDS. ALSO EXCEPTING AND RESERVING A STRIP OF LAND 3 FEET IN WIDTH ADJOINING SAID BLANCHARD LOGGING RAILWAY OVER AND ACROSS THAT CERTAIN 2.29 ACRE TRACT EMBRACED WITHIN THE ABOVE DESCRIPTION AND HERETOFORE CONVEYED TO BLANCHARD SHINGLE COMPANY BY DEED DATED AUGUST 25, 1902 AND RECORDED APRIL 29, 1903 IN VOLUME 50 OF DEEDS PAGE 415, RECORD OF DEEDS OF SKAGIT COUNTY AUDITOR. A PORTION OF THE WEST HALF OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A HUB IN CENTER OF COUNTY ROAD 876.3 FEET SOUTH OF THE CORNER OF SECTIONS 15, 16, 21 AND 22, AND RUNNING THENCE ALONG CENTER OF SAID ROAD SOUTH 68 DEGREES 22' EAST 214 FEET; THENCE SOUTH 52 DEGREES 40' EAST 190 FEET; THENCE SOUTH 17 DEGREES 38' EAST 568 FEET, THENCE SOUTH 0 DEGREES 3' EAST 414 FEET TO THE CENTER OF MAIN CHANNEL OF MCELROY SLOUGH, THENCE FOLLOWING THE CENTER OF SAID CHANNEL WESTERLY AND NORTHERLY TO BLANCHARD LOGGING RAILROAD TRESTLE AS NOW CONSTRUCTED, THENCE NORTHWESTERLY ALONG EASTERLY SIDE OF SAID TRESTLE TO INTERSECTION WITH SECTION LINE BETWEEN SECTIONS 21 AND 22, THENCE NORTH ALONG SAID SECTION LINE TO PLACE OF BEGINNING, EXCEPTING AND RESERVING RIGHT OF WAY OF SAID COUNTY ROAD AND OF THE SEATTLE AND MONTANA RAILWAY COMPANY OVER AND ACROSS SAID LANDS.



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Parcel No. P47938/360321-0-001-0009

A tract of land in the Southeast corner of Government Lot 1, Section 21, Township 36 North, Range 3 East, W.M., more particularly described as follows:

Three acres, more or less, of the Southeast corner of said lot, running West to a maple tree marked on the water front, EXCEPT that portion conveyed to the Seattle and Montana Railroad Company by Deed recorded June 19, 1901, under Auditor's File No. 36539, ALSO EXCEPT that portion conveyed to the Pacific Northwest Traction Company by Deed recorded July 12, 1912, under Auditor's File No. 92152, AND ALSO EXCEPT that portion conveyed to the State of Washington for State Road No. 1, Blanchard Bridge Approaches, by Deed recorded January 6, 1931, under Auditor's File No. 240056. ALSO EXCEPT road, ALSO EXCEPT railroad right of way. Situate in the County of Skagit, State of Washington.



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