

When recorded return to:

Robert Howard
4228 Meins Road
Sedro-Woolley, WA 98284



201603290046
Skagit County Auditor \$77.00
3/29/2016 Page 1 of 5 12:50PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 154655-SE

Grantor: Michelle L. Howard
Grantee: Robert Howard

Land Title and Escrow

QUIT CLAIM DEED

THE GRANTOR MICHELLE L. HOWARD, SPOUSE OF GRANTEE for and in consideration of WAC#458-61A-203(1) to Create Separate property, conveys and quit claims to ROBERT HOWARD, A MARRIED MAN AS HIS SEPARATE PROPERTY the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantor therein:

Abbreviated Legal: Ptn NW NE & SW NE, 26-36-4 E W.M.

LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

Tax Parcel Number(s): 360426-0-004-0302, P103613, 360426-1-001-0300, P105693, 360426-0-008-0006, P50008

Dated: 3/24/2016

Michelle L. Howard
Michelle L. Howard

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 1054
MAR 29 2016

Amount Paid \$
Skagit Co. Treasurer
By *Mdm* Deputy

State of Washington }
County of Spokane } SS:

I certify that I know or have satisfactory evidence that Michelle L. Howard
the person(s) who appeared before me, and said person(s) acknowledged 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: 3-24-2016

W.A. C Hill

Notary Public
State of Washington
WESTON C HILL
My Appointment Expires Oct 31, 2017

Notary Public in and for the State of Washington
Residing at: 303 E Lyons
My appointment expires: 10/31/17

DESCRIPTION:

PARCEL "A":

That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North $89^{\circ}25'40''$ East 330.00 feet along the South line of said subdivision to the Southeast corner of that certain tract described in Statutory Warranty Deed to James and Pamela Carpenter, husband and wife, recorded under Skagit County Auditor's File No. 8303240040 and being the true point of beginning;
thence North $0^{\circ}21'00''$ West 371.49 feet along the East line of said Carpenter Tract, (being parallel with the West line of said subdivision);
thence North $89^{\circ}25'40''$ East 323.24 feet parallel with the South line of said subdivision to the Westerly margin of that certain 30.00 foot wide Right of Way Easement to Jesse Galbreath et al, recorded under Skagit County Auditor's File No. 759060;
thence along said Westerly right of way line South $16^{\circ}35'44''$ West 327.60 feet;
thence South $13^{\circ}07'03''$ East 59.91 feet to the South line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26;
thence South $89^{\circ}25'40''$ West 241.00 feet along said South line to the true point of beginning.

SUBJECT TO AND TOGETHER WITH that certain 30.00 foot wide right of way easement for ingress, egress, and utilities as described in said Right of Way Deed to Galbreath et al recorded under Skagit County Auditor's File No. 759060.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH a 60.00 foot wide easement for ingress, egress and utilities being approximately centered along the existing gravel driveway (being the roadway previously referred to by Right of Way Deed recorded under Auditor's File No. 759060). The centerline being more particularly described as follows:

Beginning at the Northeast corner of Tract "A" as shown on that certain Record of Survey Map recorded in Volume 1 of Surveys, page 122, records of Skagit County, Washington (also being the centerline of a 30.00 foot wide easement for road and utilities shown thereon);
thence North $13^{\circ}07'03''$ West 59.27 feet;
thence North $16^{\circ}35'44''$ East 117.38 feet to the North line of the South 170.00 feet of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 36 North, Range 4 East, W.M., and the terminus of said centerline.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 36 North, Range 4 East, W.M., (also being a portion of Parcel "A" of that certain Record of Survey Map recorded in Volume 12 of Surveys, pages 125 and 126, records of Skagit County, Washington) being more particularly described as follows:

DESCRIPTION CONTINUED:

PARCEL "B" continued:

Beginning at the Northwest corner of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North $89^{\circ}25'40''$ East, 330.00 feet along the North line of said subdivision to the Southeast corner of that certain tract described in Statutory Warranty Deed to James and Pamela Carpenter, husband and wife, recorded under Skagit County Auditor's File No. 8303240040, and being the true point of beginning;
thence South $8^{\circ}47'55''$ East, 57.74 feet to an old fence line corner;
thence along the remains of an old fence line as follows: North $89^{\circ}31'39''$ East, 70.96 feet;
thence South $86^{\circ}34'52''$ East, 28.98 feet;
thence North $87^{\circ}12'31''$ East 54.48 feet;
thence South $88^{\circ}04'30''$ East, 41.91 feet to the East end of said old fence line:
thence continue South $88^{\circ}04'30''$ East, 65.75 feet to the East line of that certain tract described in Statutory Warranty Deed to Dennis and Margaret Anderson, husband and wife, recorded under Skagit County Auditor's File No. 9201230088,
thence North $13^{\circ}07'03''$ West, 63.38 feet along said East line to the Northeast corner thereof;
thence South $89^{\circ}25'40''$ West, 256.37 feet along the North line of said Anderson Tract (also being the North line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 36 North, Range 4 East, W.M.) to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said Northeast $\frac{1}{4}$;
thence South $89^{\circ}50'00''$ West, along the South line of said Northeast $\frac{1}{4}$, 1,292.65 feet to the Southeast corner of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$
thence continue South $89^{\circ}50'00''$ West, along said South line, 19.65 feet;
thence North $1^{\circ}13'14''$ West 251.54 feet to an intersection with the Northeasterly margin of the Prairie County Road, said intersection to be hereinafter referred to as Point "X";
thence North $48^{\circ}47'45''$ West along said Northeasterly margin, 907.02 feet;
thence North $51^{\circ}30'24''$ East 247.66 feet;
thence North $37^{\circ}42'46''$ West 298.87 feet to the true point of beginning;
thence South $37^{\circ}42'46''$ East, 335.24 feet;
thence North $87^{\circ}38'00''$ East 450.91 feet to a point that is North $1^{\circ}13'14''$ West from before mentioned Point "X";
thence North $1^{\circ}13'14''$ West 331.61 feet to an intersection with the North line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence South $89^{\circ}25'40''$ West along said North line 666.81 feet to a point that is North $13^{\circ}07'03''$ West from the true point of beginning;
thence South $13^{\circ}07'03''$ East 80.39 feet to the true point of beginning; (Being known as Tract B of Survey recorded in Volume 1 of Surveys, page 122, under Auditor's File No. 812296.)

DESCRIPTION CONTINUED:

PARCEL "C" continued:

TOGETHER WITH easements for ingress, egress, road and utilities, as described hereinbelow:

A non-exclusive easement for ingress, egress, road and utilities, over, under and upon a strip of land being 30.00 feet in width in a portion of the Northeast $\frac{1}{4}$ in Section 26, Township 36 North, Range 4 East, W.M., said 30.00 foot strip lying 15.00 feet on each side of the following described centerline:

Beginning at the Southeast corner of said Northeast $\frac{1}{4}$;
thence South $89^{\circ}50'00''$ West along the South line of said Northeast $\frac{1}{4}$; 1,292.65 feet to the Southeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence continue South $89^{\circ}50'00''$ West, along said South line, 19.65 feet;
thence North $1^{\circ}13'14''$ West 231.54 feet to an intersection with the Northeasterly margin of the Prairie County Road, said intersection to be hereinafter referred to as Point "X";
thence South $48^{\circ}47'45''$ East along said Northeasterly margin, 116.36 feet to a point of curvature in said margin;
thence continuing along said margin and along the arc of said curve to the left having a radius of 542.96 feet, through a central angle of $24^{\circ}39'46''$, an arc distance of 233.72 feet to the true point of beginning of said 30.00 foot easement strip;
thence North $12^{\circ}37'55''$ West, 131.82 feet;
thence North $27^{\circ}1'50''$ West, 233.39 feet;
thence North $33^{\circ}20'00''$ West 144.18 feet to a point of curvature;
thence along the arc of said curve to the left having a radius of 480.00 feet, through a central angle of $15^{\circ}22'33''$, an arc distance of 128.81 feet to a point in said curve that is North $1^{\circ}13'14''$ West 365.33 feet from before mentioned Point "X";
thence continue along said curve to the left having a central angle of $18^{\circ}47'49''$ an arc distance of 157.47 feet to a point of tangency;
thence North $67^{\circ}30'22''$ West 118.65 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 230.00 feet, through a central angle of $29^{\circ}47'36''$, an arc distance of 119.60 feet to a point of tangency;
thence North $37^{\circ}42'46''$ West 199.22 feet to a point to be hereinafter referred to as Point "Y";
thence continue North $37^{\circ}42'46''$ West 335.24 feet;
thence North $13^{\circ}07'03''$ West 80.38 feet to an intersection with the North line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the terminus of said centerline:

AND ALSO a non-exclusive easement for said purposes being 30.00 feet in width and lying 20.00 feet Northerly and 10.00 feet Southerly of the following described line:

Beginning at before mentioned Point "Y";
thence North $87^{\circ}38'00''$ East along said line, 450.91 feet to a point that is North $1^{\circ}13'14''$ West 741.66 feet from before mentioned Point "X";
thence North $87^{\circ}43'15''$ East 20.00 feet to the terminus of said line;

DESCRIPTION CONTINUED:

PARCEL "C" continued:

AND ALSO a non-exclusive easement for said purposes being more particularly described as follows:

Beginning at before mentioned Point "Y";
thence North $87^{\circ}38'00''$ East 73.86 feet;
thence at a right angle South $2^{\circ}22'00''$ East 10.00 feet to the margin of the above described easement and
an intersection with the arc of a curve, said intersection being the true point of beginning;
thence along the arc of said curve to the left concave to the Southeast having an initial tangent bearing of
South $87^{\circ}38'00''$ West, and having a radius of 25.00 feet, through a central angle of $125^{\circ}20'46''$ an arc
distance of 54.69 feet to a cusp;
thence North $37^{\circ}42'46''$ West 48.38 feet,
thence North $87^{\circ}38'00''$ East 48.38 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.