



201608250013

Skagit County Auditor \$75.00
8/25/2016 Page 1 of 3 10:44AM

WHEN RECORDED RETURN TO

Name: Mary Lou Caudill
Address: 9875 Seacrest Ln
City, State, Zip: Bow WA 98232



LAND TITLE COMPANY

FILED FOR RECORD AT REQUEST OF

Quit Claim Deed

THE GRANTOR Mary Lou Caudill surviving spouse of James Caudill
for and in consideration of Inheritance
conveys and quit claims to Mary Lou Caudill
the following described real estate, situated in the County of Skagit State of Washington,
together with all after acquired title of the grantor(s) therein.

Tract 9 corrected Supplemental Plate No 18
Laconner Tidelands Full Legal Description
is attached as Exhibit "A"

Parcel 74489

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163723
AUG 25 2016

Amount Paid \$ 0
Skagit Co. Treasurer
By HB Deputy

Dated 8/24/16

Mary Lou Caudill
(Individual)

(Individual)

By _____
(President)

By _____
(Secretary)

STATE OF WASHINGTON }
COUNTY OF Skagit } ss.

On this day personally appeared before me Mary Lou Caudill
to me known to be the individual described in and who
executed the within and foregoing instrument, and acknowl-
edged 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 official seal this
24th day of August 2016

Sharon R. Anthony
Notary Public in and for the State of Washington,
residing at Mount Vernon
My appointment expires: 9-6-2017

STATE OF WASHINGTON }
COUNTY OF _____ } ss.

On this _____ day of _____, before me, the undersigned, a
Notary Public in and for the State of Washington, duly commissioned and
sworn, personally appeared _____ and _____

to me known to be the _____ and _____ Secretary,
respectively of _____ the corporation that
executed the foregoing instrument, and acknowledged the said instrument to
be the free and voluntary act and deed of said corporation, for the uses and
purposes therein mentioned, and _____ stated that _____
authorized to execute the said instrument and that the seal affixed is the
corporate seal of said corporation.

Witness my hand and official seal this _____ day and year first
above written.

Notary Public in and for the State of Washington,
residing at _____
My appointment expires: _____

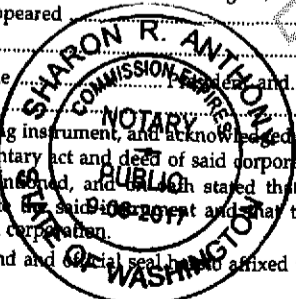


Exhibit A.

PARCEL "A":

That portion of Tract 9 as shown on the Corrected Supplement to Plate 18 of the "MAP OF LA CONNER TIDELANDS", as filed in the office of the State Land Commissioner at Olympia, described as follows:

Beginning at a point on the Easterly line of said Tract 9, 28.81 feet Northerly from the Southeast corner thereof;
thence North 31°13' East along said East line, a distance of 44.19 feet;
thence North 58°47' West, a distance of 30 feet to the Inner Harbor Line,
thence South 31°13' West along said Inner Harbor Line, 44.19 feet;
thence South 58°47' East, a distance of 30 feet to the point of beginning.

EXCEPT the Easterly 12 feet thereof conveyed to the Town of LaConner for street purposes by Deed recorded under Auditor's File No. 358037,

ALSO EXCEPT that portion thereof, if any, lying Northeasterly of the following described line:

Beginning at a point on the Easterly line of said Tract 9, that is South 31°13' West, 165 feet from the Southerly line of Benton Street, produced;
thence North 58°47' West, 30 feet to the terminal point of said line.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "B":

A leasehold interest in the following described tract:

The Harbor Area in front of a portion of Tract 9, Corrected Supplement to Plate 18, La Conner Tide Lands (and as revised by the 1986 Supplemental Map of La Conner Harbor) being more particularly described as follows:

Beginning at a point which bears North 31°13' East 28.81 feet and North 58°47' West 30.00 feet from the Southeast corner of said Tract 9;
thence North 58°47' West 71.00 feet;
thence North 31°13' East 44.19 feet;
thence South 58°47' East 71.00 feet;
thence South 31°13' West 44.19 feet to said point of beginning and the terminal point of this description; all as shown on the official map of La Conner Tidelands on file in the Office of the Commissioner of Public Lands at Olympia Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

1. Paramount rights and easements in favor of the United States to regulate, commerce, navigation, fishing and the production of power.
2. Any claim of right, title or interest which may be asserted by the State of Washington or the public to the beaches or accretions to the uplands.
3. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
4. Lease and the terms and conditions thereof:

Lessor: State of Washington, acting by and through the Department of Natural Resources

Lessee: Margaret and James L. Collinge, a Washington marital community

For a term to commence on the 24th day of May 1986, and continue to the 24th day of May 2016

Recorded January 22, 1993, under Auditor's No. 9301220088