



201805220036

05/22/2018 10:32 AM Pages: 1 of 3 Fees: \$76.00
Skagit County Auditor

When recorded return to:
Kristin Lillquist Reeder
2370 130th AVE NE, Suite 103
Bellevue, WA 98005

QUITCLAIM DEED

GRANTOR: VICKI SMABY WESEN
GRANTEE: VICKI J. WESEN, TRUSTEE

THE GRANTOR, **VICKI SMABY WESEN**, as her separate property, for and in consideration of funding a Revocable Living Trust for the grantor's benefit, conveys and quitclaims to **VICKI J. WESEN**, Trustee, or her successor in trust, under the Wesen Bondurant Trust, U/A DTD July 31, 2009, and any amendment thereto, GRANTEE, the following described real estate, commonly known as: 17492 State Route 9, Mount Vernon, WA 98274, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein, legally described as:

Abbreviated Legal Description: Ptns Gov Lot 7, Sec 36 Township 34N, Range 4E, W.M.

Full Legal on Page: 3 [Exhibit "A"]

Assessors Tax Parcel Nos. P29878 / 340436-0-015-0007 and
P29880 / 340436-0-017-0005

Dated Feb 28, 2018.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2106
MAY 22 2018

Amount Paid \$0
Skagit Co. Treasurer
By *Mam* Deputy


VICKI SMABY WESEN

Please do not sign in 1" margin

stop here

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this day personally appeared before me VICKI SMABY WESEN, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal on: 2/28, 2018.

Please put notary seal inside box





Please do not sign in 1" margin stop here ↗
PRINT NAME: Kristin L. Reeder
Notary Public in and for the State of Washington
My Commission Expires 8/24/2020

EXHIBIT A

PARCEL "A":

That portion of Government Lot 7 in Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the Westerly boundary line of the Northern Pacific Railway Company right of way, a distance of 250.00 feet South of the North line of the before said Lot 7;
thence West parallel with the North line of said Lot 7 to Big Lake;
thence Southerly along the shore of Big Lake to a point 300.00 feet South of the North line of said Lot 7;
thence East parallel with said lot line to the right of way of said railway;
thence northerly along said railway right of way line to the point of beginning.

Together with a right of way or easement upon, over and across 30 feet of land adjacent to the Westerly right of way lien of said railway from the North line of said tract to the North line of said Lot 7.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the 100.00 foot wide railroad right of way known as the Northern Pacific Railroad, in the Southeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 4 East, W.M., lying between the Easterly extensions of both the North and South lines of that certain tract conveyed to Lloyd G. Smaby, et ux, by deed recorded May 5, 1964, under Auditor's File No. 650126.

Except that portion thereof, if any, lying within the existing as-built right of way of State Highway 9.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The North 60.00 feet of that certain tract of land in Government Lot 7, Section 36, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at a point on the Westerly boundary line of the Northern Pacific Railway Company right of way, a distance of 300.00 feet South of the North line of said Lot 7;
thence West parallel with the North line of said Lot 7 to the shore line of Big Lake;
thence Southerly along said shore line of Big Lake to a point 450.00 feet South of the North line of said Lot 7;
thence East to the right of way line of said railway company;
thence Northerly following said right of way to the point of beginning.

Together with a right of way or easement upon, over and across 30.00 feet of land lying South of and adjacent to said Northern Pacific Railway right of way and extending to the North line of said Lot 7.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railroad, in the Southeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 4 East, W.M., lying between the Easterly extensions of both the North and South lines of that certain tract conveyed to Donald P. Wesen, et ux, by Deed recorded December 15, 1976, under Auditor's File No. 847546.

Except that portion thereof, if any, lying within the existing as built right of way of State Highway 9.

Situate in the County of Skagit, State of Washington.