



201912040023

12/04/2019 09:36 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

AFTER RECORDING RETURN TO:

BARRON SMITH DAUGERT, PLLC
300 NORTH COMMERCIAL STREET
BELLINGHAM, WASHINGTON 98225

DOCUMENT TITLE: **QUIT CLAIM DEED**

GRANTOR(S): **Francis A. Orr, Trustee of the Francis A. Orr Irrevocable Qualified Personal Residence Trust, u/d/t May 17, 2000 & Rose Marie Orr, Trustee of the Rose Marie Orr Irrevocable Qualified Personal Residence Trust, u/d/t May 17, 2000**

GRANTEE(S): **Francis A. Orr, Rose Marie Orr, husband and wife**

ABBREVIATED LEGAL DESCRIPTION: **A tract of land in the NW ¼ of the NE ¼ of Sec 25, T 35 N, R 1 E, W.M. Skagit County, WA**

ADDL LEGAL DESCRIPTION ON: **EXHIBIT A**

ASSESSOR'S TAX PARCEL NUMBER: **350125-0-038-0013**

QUIT CLAIM DEED

The undersigned Grantors, Francis A. Orr, Trustee of the Francis A. Orr Irrevocable Qualified Personal Residence Trust, u/d/t May 17, 2000 and Rose Marie Orr, Trustee of the Rose Marie Orr Irrevocable Qualified Personal Residence Trust, u/d/t May 17, 2000, for and in consideration of a distribution from trust, do convey and quit claim to Grantees, Francis A. Orr, Rose Marie Orr, husband and wife, as community property, the following-described real estate, situated in Skagit County, Washington:

SEE EXHIBIT A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-5251
DEC 04 2019

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

DATED this 5th day of June, 2015.

Francis A. Orr
Francis A. Orr, Trustee

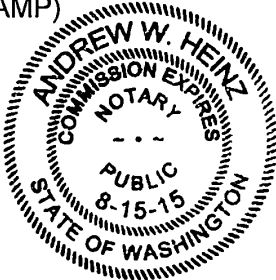
Rose Marie Orr
Rose Marie Orr, Trustee

STATE OF WASHINGTON)
) SS:
COUNTY OF WHATCOM)

On this day personally appeared before me Francis A. Orr, Trustee and Rose Marie Orr, Trustee, to me know to be the individuals described in and who executed the within and foregoing document, and acknowledge to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Dated this 5th day of June, 2015.

(SEAL/STAMP)



AH
NOTARY PUBLIC
Printed: Andrew W. Heinz
Name: _____
My Commission Expires: 8/15/15

EXHIBIT A

A TRACT OF LAND IN THE Northwest Quarter of the Northeast Quarter of Section 25, Township 35 North, Range 1 East, W.M. described as follows:

Beginning at a point 230 feet North of the Southwest Corner of the Northwest Quarter of the Northeast Quarter; thence North along the West line of said Northwest Quarter of the Northeast Quarter 114.3 feet, more or less, to the South line of a tract of land conveyed by Kay Whitney to City of Anacortes, by deed dated October 2, 1909 and Recorded in Volume 81 of Deeds, page 250; thence North 73°18' East along the South line of said City of Anacortes Tract, a distance of 277.7 feet; thence North to a point 15 feet South of the center line of Thirty-Second Street produced; thence East parallel to and 15 feet South from the said center line of Thirty-Second Street produced to a point 782 feet East of the West line of said Northwest Quarter of the Northeast Quarter; thence South 204 feet; thence West 192 feet; thence South 6 feet; thence West 590 feet to the Point of Beginning, EXCEPT that portion thereof lying West of that certain road known as Hart Lake Road as conveyed to the City of Anacortes by deed recorded December 3, 1951, under Auditor's File No. 468818

AND ALSO

The South 6.00 Feet of the East 192.00 feet of that tract as described in Statutory Warranty Deed recorded under Skagit County Auditor's File No. 200005240026, being a portion of the Northwest quarter of the Northeast quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian;

A portion of the Northwest quarter of the Northeast quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian, as described in Statutory Warranty Deed recorded under Skagit County Auditor's File No. 8905310055, described as follows: commencing at the Southwest corner of the Northwest quarter of the Northeast quarter of said Section 25; thence North 00°21'19" West 230 feet; thence North 89°39'47" East 215 feet, more or less, to the East line of the County Road, said point being the True Point Of Beginning of this legal description; thence continuing North 89°39'47" East for a distance of 304.14 feet along the North line of that tract as described under said Auditor's File No. 8905310055; thence South 00°21'19" East for a distance of 15.00 feet; thence South 89°39'47" West for a distance 310.66 feet to an intersection with the West right-of-way line of the County Road; thence North 23°08'49" East along said West line for a distance of 16.35 feet to the True Point Of Beginning.

SUBJECT TO an easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes. For water pipe line and sewer lines, together with rights of ingress and egress, in favor of the City of Anacortes, a municipal corporation, recorded May 27, 1963, under Auditor's File No. 636485. Affects a strip of land 15 feet wide, the center line of which is described as follows: Beginning at a point 90 feet West of the Northeast Corner; thence Southeasterly to a point 75 feet West of the Southeast Corner.

And any property as disclosed by boundary line adjustment survey recorded under Auditor's File No. 200802130090.