

When Recorded Return To:
Joseph D Bowen, Attorney at Law P.S.
401 S. 2nd Street
Mount Vernon, WA



201912110098

12/11/2019 02:53 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that the grantor LORNA L. BUCHANAN, an unmarried person, for and in consideration of \$10.00, now Quit Claims to SYLVIA JENSEN, an unmarried person, all right, title, and interest in the following described real estate:

All that portion of Block 55 of "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, lying within the following described tract;

Beginning at the Northeasterly comer of Lot 1 of Block 43 of said "PLAT OF THE TOWN OF MONTBORNE", thence North 47 degrees 25'45" East along a projection of the Northerly line of said Lot 1, a distance of 50.22 feet; thence South 37 degrees 10' East parallel to the Easterly line of said Block 43 and along the original centerline of the Northern Pacific Railroad, a distance of 369.99 feet to a point of curvature in said centerline; thence along the arc of said curve to the right having a radius of 1146.28 feet, through a central angle of 13 degrees 58'04", an arc distance of 279.5 feet to the TRUE POINT OF BEGINNING; thence continue along the arc of said curve, through a central angle 3 degrees 37'26" an arc distance of 72.5 feet; thence South 68 degrees 21'37" West to a point on the shore line of Big Lake ; thence Northwesterly along said shore line 70 feet, more or less, to a point which is South 66 degrees 40' West from the TRUE POINT OF BEGINNING; thence North 66 degrees 40' East 82 feet, more or less, to the TRUE POINT OF BEGINNING;

TOGETHER WITH a non-exclusive easement for road purposes over and across that certain 20 foot strip of land lying Northerly of the North Line of the above described main tract as granted and referred to in Deed dated August 20, 1965 and recorded September 15, 1971, under Auditor's File No. 758080.

which is situated in Skagit County, Washington and identified in official records therein as P74714.

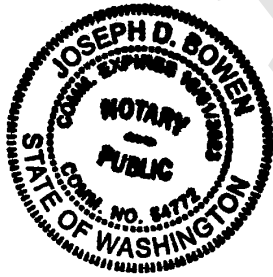
WITNESS MY HAND THIS 15th day of Oct., 2019.

Lorna L. Buchanan
LORNA L. BUCHANAN

NOTARY ACKNOWLEDGMENT

I certify that I know or have satisfactory evidence that on the date set forth above, LORNA L. BUCHANAN and acknowledged that she signed this instrument on behalf of said Trust and acknowledged it to be her free and voluntary act for the uses and purposes mentioned therein.

DATED THIS 1ST day of OCTOBER, 2019.



Joseph D. Bowen
NOTARY PUBLIC
State of WA

My Commission Expires 10/1/23

2019-5351
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 11 2019

Amount Paid \$ 0
Skagit Co. Treasurer
By 108 Deputy