

POOR ORIGINAL

201912190132

12/19/2019 03:56 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

When recorded return to:

Guardian Northwest Title & Escrow Company  
PO Box 1667  
Mount Vernon, WA 98273  
(360) 424-0111

QUIT CLAIM DEED

14-3797

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) James D. Butler as Trustee of the K.S. Johnson Trust dated August 9, 2017 and the Estate of Keith S. Johnson (17-4-00381-6), for non pro rata estate distribution only, as their interests appear, conveys and quit claims to Lale A. Johnson, as to an undivided 50% interest and Danya R. Wolf, Kari S. Greiner and Moni B. Butler, equally, as to the remaining 50% interest, the following described real estate, situated in the County of Skagit, State of Washington together with all after acquired title of the grantor(s) herein:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description: PTN SW ¼ SW ¼, 8-33N-4E W.M.,  
Subject to matters of record

Tax Parcel Number(s): P16541 & 330408-3-009-0004 and P16542 & 330408-3-011-0000

Dated: 12/13/19

KS Johnson Trust dated August 9, 2017

By: [Signature]  
James D. Butler, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 5466  
DEC 19 2019

Amount Paid \$ 0  
Skagit Co. Treasurer  
By: [Signature] Deputy

STATE OF TEXAS  
COUNTY OF Montgomery

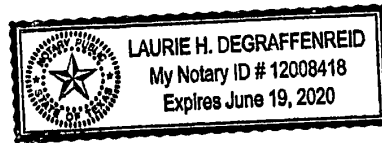
I certify that I know or have satisfactory evidence that James D. Butler Trustee of KS Johnson Agency Trust is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 13<sup>th</sup> day of December, 2019


Laurie H. DeGraffenreid  
Signature

Notary  
Title

My appointment expires:



**Estate of Keith S. Johnson**

By:   
Lale A. Johnson, Personal Representative

STATE OF ARIZONA  
COUNTY OF MARICOPA

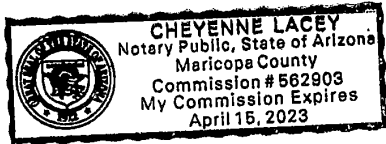
I certify that I know or have satisfactory evidence that Lale A. Johnson, Personal Representative of the Estate of Keith S. Johnson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 13 day of December, 2019

  
Signature

NOTARY PUBLIC  
Title

My appointment expires: 04/15/2023



**EXHIBIT A****LEGAL DESCRIPTION**

Property Address: 19889 Cedardale Road, Mount Vernon, WA 98274  
 Tax Parcel Number(s): P16541 & 330408-3-009-0004 and P16542 & 330408-3-011-0000

## Property Description:

## Parcel "A":

The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33<sup>rd</sup> North, Range 4 East W.M., EXCEPT East Johnson Road along the South line and Old Highway 99 also known as Cedardale Road along the West line thereof and ALSO EXCEPT rights of way for Drainage Ditches appropriated by Drainage District No. 17; AND FURTHER EXCEPT that portion thereof described as follows:

Beginning at the Southeast corner of the above-described tract of land along the North right-of-way line of the County Road;  
 thence North along the East line of said subdivision, a distance of 290.4 feet;  
 thence West along a line parallel to the South line of said subdivision, a distance of 150.0 feet;  
 thence South along a line parallel to the East line of said subdivision, a distance of 290.4 feet to the North line of the County Road;  
 thence East along the North line of the County Road, a distance of 150.0 feet to the Point of Beginning.

## Parcel "B":

That portion of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East W.M., described as follows:

Beginning at the intersection of the East line of Old State Highway 99 and the South line of said subdivision;  
 thence North along the East line of said Highway 15 feet;  
 thence East parallel to the South line of said subdivision 350 feet;  
 thence South 45° East to an existing fence line, (lying approximately 9 feet North of the North line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East W.M.);  
 thence Easterly along said fence line to the East line of said subdivision;  
 thence South along said East line to the Northeast corner of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 8;  
 thence West along the North line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 to the point of beginning.

EXCEPT rights-of-way for drainage ditches appropriated by Drainage District No 17.

## Parcel "C":

The North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East, W.M., EXCEPT the East 220 feet of the North 330 feet of the North 20 acres of the West 40 acres of the South 1/2 of the Southwest 1/4 of said section, as conveyed to Clay Collins, et ux, by deed recorded as Auditor's File No. 201510090116; AND EXCEPT that portion thereof lying Northerly of the Easterly extension of the South line of said Collins tract; AND EXCEPT that portion conveyed to Skagit County for road purposes by Deed dated August 12, 1935 and recorded January 20, 1941 under Auditor's File No. 334267, in Volume 182 of Deeds, page 371, records of Skagit County, Washington; AND EXCEPT that portion lying within the as built and existing County road running along the West line of said subdivision; AND ALSO EXCEPT that portion thereof lying within the boundaries of the following described tract:

Quit Claim Deed  
 LPB 12-05 rev. 12/2006

That portion of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of Old State Highway 99 and the South line of said subdivision;  
thence North along the East line of said Highway, 15 feet;  
thence East parallel to the South line of said subdivision 350 feet; thence South 45 degrees East to an existing fence line (lying approximately 9 feet North of the North line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East, W.M.);  
thence Easterly along said fence line to the East line of said subdivision;  
thence South along said East line to the Northeast corner of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 8;  
thence West along the North line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 to the point of beginning.

ALSO EXCEPT drainage ditches appropriated by Drainage District No. 17.