



202007060242

07/06/2020 03:56 PM Pages: 1 of 4 Fees: \$108.50  
Skagit County Auditor

When recorded return to:  
Evan O. Thomas III  
Attorney-at-Law  
8936 N. Mercer Way  
Mercer Island, Washington 98040

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20202467  
JUL 06 2020

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

### GIFT DEED

**The Grantor**, ALYSSA M. AGEE, a married woman dealing with her separate property, for love and affection and no other consideration, hereby grants, conveys, warrants and gifts to each of **the Grantees**, ERNEST M. BURGESS II and ELIZABETH B. HAWKSLEY, undivided twenty-five percent interests (25%) in the following described real property, situated in Skagit County, Washington, together with all after acquired title:

Lots 1, 4, 5, 6, 7, 8 and 9 of the plat of Buchanan Acreage Plat 1, as recorded in Volume 4 of Plats, at page 6, records of Skagit County, Washington, and

Government Lot 3, Section 12, Township 34 N, Range 4 E., W.M and that portion of Government Lots 1 and 4, Section 12, Township 34 N, Range 4 E., W.M, which are described on Exhibit A.

The legal descriptions of Lots 8 and 9 of the plat of Buchanan Acreage Plat 1 were revised by Quit Claim Deed for Boundary Line Adjustment dated May 17, 2018, which was recorded in the records of Skagit County, Washington on July 13, 2018, under Auditor's file No. 201807130103.

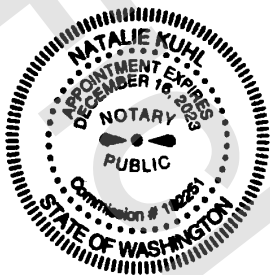
The properties described in this Personal Representative's Deed are identified in the records of the Skagit County Assessor as Tax Parcel Nos. 62245, 134333, 134334 and 24571. Full legal descriptions of each parcel are attached as Exhibit A.


DATED as of May 8, 2020

Alyssa M Agee  
ALYSSA M. AGEE

On this day, personally before me, ALYSSA M. AGEE, to me known to be the individual described in the foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Dated: May 21<sup>st</sup>, 2020.



  
[Notary's Signature]

[Notary's Signature]

Natalie Kuhn

[Print or type Notary's Name]

NOTARY PUBLIC in and for the  
State of Washington, residing  
at 1414 20th St SPO

My appointment expires: 12/16/2023

## Exhibit A

**Parcel 62245 Legal Description:** LOTS 1, 4, 5, 6 AND 7, BUCHANAN ACREAGE PLAT 1, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH TRACT 2, BUCHANAN ACREAGE PLAT 1, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID TRACT 2, TO THE SOUTHWESTERLY CORNER OF SAID TRACT 2; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID TRACT 2, 80 FEET; THENCE NORTHWESTERLY PARALLEL TO THE WEST LINE OF SAID TRACT 2, TO A POINT ALONG THE NORTH LINE OF SAID TRACT 2, 80 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTHWEST TO THE POINT OF BEGINNING. TOGETHER WITH THE NORTHWESTERLY HALF OF VACATED ALLEY.

**Parcel 134333 Legal Description:** LOT 8 OF THE PLAT OF BUCHANAN ACREAGE PLAT 1 AS RECORDED IN VOLUME 4 OF PLATS AT PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 OF THE PLAT OF BUCHANAN ACREAGE PLAT 1 AS RECORDED IN VOLUME 4 OF PLATS AT PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE S 41-14-20 E ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 12.89 FEET TO THE CENTERLINE OF THE 25 FOOT WIDE LANE AS SHOWN ON SAID PLAT; THENCE N 62-56-27 E PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 8, A DISTANCE OF 72.04 FEET TO A POINT ON THE NEW MEANDER LINE ESTABLISHED SEPTEMBER 12, 1914; THENCE N 38-44-56 W ALONG SAID NEW MEANDER LINE, A DISTANCE OF 81.61 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO KATHRYN MARY TEWALT BY DEED DATED AUGUST 30, 1965 AND FILED UNDER SKAGIT COUNTY AF# 671022; THENCE S 89-36-43 W ALONG THE SOUTH LINE OF SAID TEWALT TRACT, A DISTANCE OF 97.02 FEET TO THE EASTERLY LINE OF SAID LOT 8; THENCE S 41-14-20 E ALONG THE EASTERLY LINE OF SAID LOT 8, A DISTANCE OF 127.35 FEET TO THE POINT OF BEGINNING, TOGETHER WITH SHORE LANDS OF THE SECOND CLASS ADJOINING. EXCEPT THAT PORTION OF LOT 8 OF THE PLAT OF BUCHANAN ACREAGE PLAT CONVEYED TO KATHRYN MARY TEWALT BY DEED DATED AUGUST 30, 1965 AND FILED UNDER SKAGIT COUNTY AF# 671022.

**Parcel 134334 Legal Description:** LOT 9 OF THE PLAT OF BUCHANAN ACREAGE PLAT 1 AS RECORDED IN VOLUME 4 OF PLATS AT PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 9 OF THE PLAT OF BUCHANAN ACREAGE PLAT 1 AS RECORDED IN VOLUME 4 OF PLATS AT PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE N 41-14-20 W ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 12.89 FEET TO THE CENTERLINE OF THE 25 FOOT WIDE LANE AS SHOWN ON SAID PLAT; THENCE N 62-56-27 E PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 9, A DISTANCE OF 72.04 FEET TO A POINT ON THE NEW MEANDER LINE ESTABLISHED SEPTEMBER 12, 1914; THENCE S 38-44-56 E ALONG SAID NEW MEANDER LINE, A DISTANCE OF 62.92 FEET; THENCE S 44-59-25 E ALONG SAID NEW MEANDER LINE, A DISTANCE OF 259.76 FEET TO THE NORTHEASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 9 OF SAID PLAT; THENCE S 62-56-27 W, A DISTANCE OF 86.75 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE N 41-14-20 W ALONG THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 318.46 FEET TO THE POINT OF BEGINNING. TOGETHER WITH SHORE LANDS OF THE SECOND CLASS ADJOINING.

**Parcel P24571 Legal Description:** GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 34 N, RANGE 4 E., W.M., AND THAT PORTION OF GOVERNMENT LOTS 1, AND 4, SECTION 12, TOWNSHIP 34 N., RANGE 4 E., W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE OLD MEANDER LINE ALONG THE SOUTHWESTERLY SHORE OF CLEAR LAKE INTERSECTS THE SOUTH BOUNDARY OF SAID GOVERNMENT LOT 1; THENCE N 12-15-00 E, A DISTANCE OF 193.8 FEET TO THE NEW MEANDER LINE ESTABLISHED SEPTEMBER 12, 1914; THENCE NORTHWESTERLY FOLLOWING THE NEW MEANDER LINE, TO THE INTERSECTION OF THE NORTHEASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 9 OF THE PLAT OF BUCHANAN ACREAGE PLAT 1 AS PER PLAT RECORDED IN VOLUME 4 OF PLATS AT PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTHWESTERLY, TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE SOUTHEASTERLY FOLLOWING THE EASTERLY BOUNDARY OF SAID PLAT, TO THE SOUTH LINE OF GOVERNMENT LOT 1; THENCE EAST ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING, TOGETHER WITH SHORE LANDS OF THE SECOND CLASS ADJOINING. EXCEPT BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 OF BUCHANAN ACREAGE PLAT 1, AS FILED IN VOLUME 4 OF PLATS AT PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE N 62-56-27 E ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 9, A DISTANCE OF 86.75 FEET TO THE NEW MEANDER LINE ESTABLISHED SEPTEMBER 12, 1914; THENCE N 44-59-25 W ALONG SAID NEW MEANDER LINE, A DISTANCE OF 259.76 FEET; THENCE CONTINUING ALONG SAID NEW MEANDER LINE N 38-44-56 W, A DISTANCE OF 144.54 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO KATHRYN MARY TEWALT BY DEED DATED AUGUST 30, 1965 AND FILED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 671022; THENCE S 89-36-43 W ALONG THE SOUTH LINE OF SAID TEWALT TRACT, A DISTANCE OF 97.02 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PLAT OF BUCHANAN ACREAGE PLAT 1; THENCE S 41-14-20 E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 445.81 FEET; TO THE POINT OF BEGINNING, TOGETHER WITH SHORE LANDS OF THE SECOND CLASS ADJOINING. AND EXCEPT THAT PORTION OF SAID GOVERNMENT LOT 3 CONVEYED TO KATHRYN MARY TEWALT BY DEED DATED AUGUST 30, 1965 AND FILED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 671022 TOGETHER WITH SHORE LANDS OF THE SECOND CLASS ADJOINING.