

After Recording Mail to:  
Candida Cooper  
58179 State Route 20  
Rockport, WA 98283

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Marissa Guerrero  
Affidavit No. 2020-3336  
Date 08/27/2020

**QUIT CLAIM DEED**

Grantor(s): Marshall D. Cooper  
Grantee(s): Candida M. Cooper  
Assessor's Tax Parcel Number(s): 351107-0-030-0003, 351107-0-027-0107, 351118-0-023-0009, 351118-0-021-0001, 351118-0-008-0107 and 351023-2-002-0103  
Abbreviated Legal:  
Parcels A, B, C and D: Ptn. Gov Lot 11, Sec 7 T35N, R11EWM and Ptn. Gov Lot 4, Sec. 18 T35N, R11EWM  
Parcel E: Lot 2, Skagit County SP# 29-76; being ptn Gov Lot 4 and 5, Sec. 18, T35N, R11EWM  
Parcel F: Tract 2, Skagit County Short Plat 100-80 PTN NE ¼ of NW ¼ Sec 23, T35N R10EWM.

THE GRANTOR, Marshall D. Cooper, a married person ("Grantor") for and in consideration to create separate property pursuant to WAC 458-61A-203(1) conveys and quit claims to Candida M. Cooper, a married person as her sole and separate estate, ("Grantee") the following described real property together with all buildings and improvements located thereon situated in the County of Skagit, State of Washington:

See attached Exhibit A.

Subject to exceptions of record

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Quit Claim Deed, this 11<sup>th</sup> day of August, 2020.

Marshall D. Cooper

Marshall D. Cooper

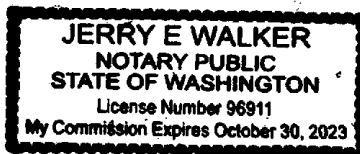
STATE OF WASHINGTON )  
) ss.  
COUNTY OF KING )

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY  
AS AN ACCOMMODATION ONLY

On this 11<sup>th</sup> day of August, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Marshall D. Cooper, and said person acknowledged that he executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act of said person, for the purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

Jerry Walker  
My commission expires: 10-30-2023  
Notary Public in and for the State of Washington  
Residing in: Issaquah, WA



**EXHIBIT "A"**

**PARCEL A:**

That portion of Government Lot 11 in Section 7, Township 35 North, Range 11 East of the Willamette Meridian, described as follows

Beginning at a point 1,588 feet East of the Southwest corner of Section 7, Township 35 North, Range 11 East of the Willamette Meridian;  
Thence North 132.5 feet,  
Thence East 224 feet;  
Thence South to the South line of said Section;  
Thence West 224 feet to the point of beginning;

EXCEPT County road and State Highway right-of-way;

AND EXCEPT those portions conveyed to the State of Washington for highway purposes by deeds dated May 5, 1908, December 7, 1944 and February 9, 1979, and recorded August 10, 1908, January 13, 1945 and February 9, 1979, in Volume 68 of Deeds, page 377, under Auditor's File No 377308 and under Auditor's File No. 896483, records of Skagit County, Washington

Situated in Skagit County, Washington

**PARCEL B.**

That portion of Government Lot 11 in Section 7, Township 35 North, Range 11 East of the Willamette Meridian, described as follows:

Beginning at a point 1,588 feet East of the Southwest corner of Section 7, Township 35 North, Range 11 East of the Willamette Meridian,  
Thence North 132.5 feet to the true point of beginning,  
Thence North 15 feet,  
Thence East 224 feet,  
Thence South 15 feet;  
Thence West 224 feet to the point of beginning,

EXCEPT road or right-of-way;

AND EXCEPT that portion conveyed to the State of Washington for highway purposes by deeds dated May 5, 1908 and February 9, 1979 and recorded and recorded August 10, 1908 and February 9, 1979 in Volume 68 of Deeds, page 377, under Auditor's File No 68790 and under Auditor's File No. 896483, records of Skagit County, Washington

Situated in Skagit County, Washington

**PARCEL C:**

That portion of the Southerly 147.5 feet of Government Lot 11, Section 7, Township 35 North Range 11 East of the Willamette Meridian, within that strip of land conveyed to the State of Washington for public road by that deed dated May 5, 1908 and recorded August 10, 1908, in Volume 68 of Deeds, page 377, under Auditor's File No 68790, records of Skagit County, Washington, lying Westerly of that right-of-way line extending from a point opposite Highway Engineer's Station 197+90.43 on the centerline survey of State Highway Route No. 20, Marb amount Vic: MP 105.58 to MP 106.53 and 22.34 feet Northerly therefrom Northeasterly to a point opposite Highway Engineer's Station 199+60 on said centerline survey and 40 feet Northwesterly therefrom,  
Continuing thence extending Northerly to a point opposite Highway Engineer's Station 201+55.10 on said centerline survey and 49.58 feet Westerly therefrom,

EXCEPT any portion of the above described property lying within that tract of land conveyed to the State of Washington by that deed dated December 7, 1944 and recorded January 13, 1945, in Volume 198 of Deeds, page 176, under Auditor's File No 377308, records of Skagit County, Washington;

AND EXCEPT any portion of the above described property lying within the right-of-way of the former Rock Creek and Cascade County Road No. CLV: also known as the Cascade Wagon Road

EXHIBIT "A"  
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PARCEL D:

That portion of Government Lot 4, Sect on 18, Township 35 North, Range 11 East of the Willamette Meridian, described as follows.

Beginning at a point on the North line of said Lot 4, that is 1,618 feet East of the Northwest corner of Lot 5, said Section 18, which is true point of beginning,  
Thence East along said North line 85 feet;  
Thence South at right angles, 120 feet;  
Thence West 85 feet,  
Thence North 120 feet to the true point of beginning;

EXCEPT the North 50 feet thereof for State Highway No. 20 (formerly #17A).

PARCEL E.

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 29-76, approved July 1, 1976, and recorded July 6, 1976, in Volume 1 of Short Plats, page 143, under Auditor's File No. 838496, records of Skagit County, Washington, being a portion of Government Lots 4 and 5 of Section 18, Township 35 North, Range 11 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL F

Tract 2 of SKAGIT COUNTY SHORT PLAT NO. 100-80, approved November 18, 1980, recorded November 26, 1980, in Volume 5 of Short Plats, page 7, under Auditor's File No. 801126003, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northwest Quarter of Section 23, Township 35 North, Range 10 East of the Willamette Meridian.

Assessor's Parcel Number: 351023-2-002-0103