



20201120153

11/12/2020 01:50 PM Pages: 1 of 3 Fees: \$105.50 Skagit County Auditor

WHEN RECORDED RETURN TO:
NAME Shari Gulden
ADDRESS 4228 Meins Road
CITY, STATE, ZIP Sedro Woolley, WA 98284

QUITCLAIM DEED

THE GRANTOR(S), Shari Leann Gulden ^{who aquired titles as Shari L. Howard} for and in consideration of: James Paul Gulden* conveys and Quitclaims to the GRANTEE(S), 4228 Meins Road Sedro Woolley, WA the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantor(s) therein (legal description): parcel numbers: P105693 & P103613 @ 4228 Meins Road Sedro Woolley WA

* Shari Leann Gulden, husband and wife.

Ptn NW NE & SW NE, 26-34-4 E

Tax Parcel ID Number: P105693 Reference Number _____
P103613
DATED: 11/12/2020 DATED: 11-12-2020
Shari Gulden Grantor Grantor

State of Washington }
County of Skagit } ss

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20204804
NOV 12 2020
Amount Paid \$ 105.50
By [Signature] Skagit Co. Treasurer Deputy

On this day personally appeared before me Shari Leann Gulden and _____, Grantor(s), to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged that s/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

NOTARY PUBLIC in and for the State of Washington,
[Signature]
Residing at Burlington WA 98253
My commission expires 05/09/2023



EXHIBIT "A"**DESCRIPTION:****PARCEL "A":**

That portion of the Northwest ¼ of the Northeast ¼ of Section 26, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Northwest ¼ of the Northeast ¼;
thence North 89°25'40" East 330.00 feet along the South line of said subdivision to the Southeast corner of that certain tract described in Statutory Warranty Deed to James and Pamela Carpenter, husband and wife, recorded under Skagit County Auditor's File No. 8303240040 and being the true point of beginning;
thence North 0°21'00" West 371.49 feet along the East line of said Carpenter Tract, (being parallel with the West line of said subdivision);
thence North 89°25'40" East 323.24 feet parallel with the South line of said subdivision to the Westerly margin of that certain 30.00 foot wide Right of Way Easement to Jesse Galbreath et al, recorded under Skagit County Auditor's File No. 759060;
thence along said Westerly right of way line South 16°35'44" West 327.60 feet;
thence South 13°07'03" East 59.91 feet to the South line of said Northwest ¼ of the Northeast ¼ of Section 26;
thence South 89°25'40" West 241.00 feet along said South line to the true point of beginning.

SUBJECT TO AND TOGETHER WITH that certain 30.00 foot wide right of way easement for ingress, egress, and utilities as described in said Right of Way Deed to Galbreath et al recorded under Skagit County Auditor's File No. 759060.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH a 60.00 foot wide easement for ingress, egress and utilities being approximately centered along the existing gravel driveway (being the roadway previously referred to by Right of Way Deed recorded under Auditor's File No. 759060). The centerline being more particularly described as follows:

Beginning at the Northeast corner of Tract "A" as shown on that certain Record of Survey Map recorded in Volume 1 of Surveys, page 122, records of Skagit County, Washington (also being the centerline of a 30.00 foot wide easement for road and utilities shown thereon);
thence North 13°07'03" West 59.27 feet;
thence North 16°35'44" East 117.38 feet to the North line of the South 170.00 feet of the North ½ of the Northeast ¼ of Section 26, Township 36 North, Range 4 East, W.M., and the terminus of said centerline.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest ¼ of the Northeast ¼ of Section 26, Township 36 North, Range 4 East, W.M., (also being a portion of Parcel "A" of that certain Record of Survey Map recorded in Volume 12 of Surveys, pages 125 and 126, records of Skagit County, Washington) being more particularly described as follows:

-continued-

DESCRIPTION CONTINUED:

PARCEL "B" continued:

Beginning at the Northwest corner of said Southwest ¼ of the Northeast ¼;
thence North 89°25'40" East, 330.00 feet along the North line of said subdivision to the Southeast corner of that certain tract described in Statutory Warranty Deed to James and Pamela Carpenter, husband and wife, recorded under Skagit County Auditor's File No. 8303240040, and being the true point of beginning;
thence South 8°47'55" East, 57.74 feet to an old fence line corner;
thence along the remains of an old fence line as follows: North 89°31'39" East, 70.96 feet;
thence South 86°34'52" East, 28.98 feet;
thence North 87°12'31" East 54.48 feet;
thence South 88°04'30" East, 41.91 feet to the East end of said old fence line;
thence continue South 88°04'30" East, 65.75 feet to the East line of that certain tract described in Statutory Warranty Deed to Dennis and Margaret Anderson, husband and wife, recorded under Skagit County Auditor's File No. 9201230088;
thence North 13°07'03" West, 63.38 feet along said East line to the Northeast corner thereof;
thence South 89°25'40" West, 256.37 feet along the North line of said Anderson Tract (also being the North line of the Southwest ¼ of the Northeast ¼ of Section 26, Township 36 North, Range 4 East, W.M.) to the true point of beginning.

Situate in the County of Skagit, State of Washington.