



202109100156

09/10/2021 01:56 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

WHEN RECORDED RETURN TO:
Joseph T Lindquist
2513 Francis Road
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX.

2021-09-10
SEP 10 2021

Amount Paid \$ 11005.00
Skagit Co. Treasurer
By *[Signature]* Deputy

QUITCLAIM DEED

(Revised Code of Washington § 64.04.050)

The Grantors, Glenn C Ash and Kristen J Ash, husband and wife, with an address of 1829 Lindsay Loop, Mount Vernon, Washington 98274 (collectively, the "Grantors"), for and in consideration of the sum of One Hundred Thousand Dollars Zero Cents (\$100,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby convey and quitclaim unto Joseph T Lindquist and Stefanie J Lindquist, husband and wife, with an address of 2513 Francis Road, Mount Vernon, Washington 98273 and Daniel A Mireles and Lauren D Mireles, husband and wife, with an address of 12076 Classic Place, Burlington, Washington 98233, each with equal interests as tenants in common (collectively, the "Grantees"), all of Grantors' right, title, interest, and claim in or to the real property located in Skagit County, Washington, described as follows (the "Property"): P74677

ASH PARCEL OF PROPERTY LINE AGREEMENT SURVEY RECORDED UNDER AF#200711140089 AKA PARCEL 'A': LOT 6 AND 7, BLOCK 42, PLAT OF THE TOWN OF MONTBORNE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY WASHINGTON. EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES, BY DEED DATED JULY 2, 1941, AND RECORDED UNDER AUDITOR'S FILE NO. 341750, TOGETHER WITH THAT PORTION OF VACATED LAKESIDE BOULEVARD ADJOINING THAT HAS REVERTED TO SAID PREMISES BY OPERATION OF LAW. AND PARCEL 'B': THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY), LYING WESTERLY OF LINE 'RR' DESCRIBED BELOW AND LYING WESTERLY OF THAT PORTION, IF ANY, OF THE CENTERLINE OF SAID RIGHT-OF-WAY LYING NORTHERLY OF LINE 'RR' AND LYING BETWEEN THE

NORTHEASTERLY EXTENSIONS OF BOTH THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF THAT CERTAIN TRACT OF LAND IN BLOCK 42 AND VACATED LAKESIDE BOULEVARD OF 'THE TOWN OF MONTBORNE,' AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, CONVEYED TO C.K. ASH, ET UX, BY DEED RECORDED JUNE 13, 1972, AS AF#769577. LINE 'RR': BEGIN AT A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF GOVERNMENT LOT 6 OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., WHICH IS MIDWAY BETWEEN THE CENTERLINE OF THE ORIGINAL 100 FOOT WIDE RIGHT OF WAY OF THE SEATTLE LAKE SHORE AND EASTERN RAILWAY AND THE CENTERLINE OF THE LAST MAINLINE TRACT OF THE NORTHERN PACIFIC RAILWAY AS IT EXISTED IN 1970; THENCE NORTHERLY ON A LINE DRAWN MIDWAY BETWEEN THE CENTERLINE OF THE ORIGINAL 100 FOOT WIDE RIGHT OF WAY AND THE CENTERLINE OF THE ABOVE DESCRIBED MAINLINE TRACK TO THE POINT OF INTERSECTION OF SAID CENTERLINES, SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION. PER PROPERTY LINE AGREEMENT ON SURVEY AF#200711140089, THE EXISTING BOUNDARY LINES BETWEEN THE PROPERTIES IS DISPUTED BY THE PARTIES. THEREFORE, THE PARTIES DESIRE TO ESTABLISH THESE COMMON PROPERTY LINES FOR THE MUTUAL CONVENIENCE OF ALL PARTIES. FOR THE REASONS SET FORTH ABOVE, AND IN CONSIDERATION OF THE MUTUAL COVENANTS AND PROMISES CONTAINED IN THIS AGREEMENT, ALL PARTIES HEREIN AGREE AS FOLLOWS: AGREED LOCATION OF COMMON PROPERTY LINES: THE COMMON PROPERTY LINES BETWEEN THE PROPERTIES OWNED BY THE PARTIES HEREIN SHALL BE AS SET FORTH IN THIS RECORD OF SURVEY RCW 58.04 PROPERTY LINE AGREEMENT FOR REVOYR/MCNULTY, BACON, ASH AND VANDERGRIEND, PREPARED BY METRON AND ASSOCIATES, INC., SIGNED BY REGISTERED PROFESSIONAL LAND SURVEYOR, THOMAS E. BARRY, P.L.S., CERTIFICATE NO. 28067, AND WILL BE RECORDED. REVOYR/MCNULTY HEREBY QUIT CLAIMS ANY INTEREST EAST OF THE COMMON PROPERTY LINE 'A', AS SET FORTH HEREIN. BACON HEREBY QUIT CLAIMS ANY INTEREST WEST OF THE COMMON PROPERTY LINE 'A' AND EAST OF THE COMMON PROPERTY LINE 'B', AS SET FORTH HEREIN. ASH HEREBY QUIT CLAIMS ANY INTEREST WEST OF THE COMMON PROPERTY LINE 'B' AND EAST OF THE COMMON PROPERTY LINE 'C', AS SET FORTH HEREIN. VANDERGRIEND HEREBY QUIT CLAIMS ANY INTEREST WEST OF THE COMMON PROPERTY LINE 'C', AS SET FORTH HEREIN. COMMON LINE 'B': COMMENCING AT THE POINT OF INTERSECTION OF LINE 'RR' AND THE CENTER LINE OF VACATED SHERIDAN STREET, WHICH SAID POINT IS AN EXISTING STEEL REBAR WITH PLASTIC CAP, AS SHOWN ON THAT RECORD OF SURVEY, RECORDED UNDER AF#199912300126, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 38 DEGREES 50'

48' EAST, ALONG SAID LINE 'RR', A DISTANCE OF 99.56 FEET TO THE TRUE POINT OF BEGINNING OF LINE 'B', SAID POINT IS A STEEL REBAR AND CAP STAMPED 'METRON PLS 28067'; THENCE SOUTH 49 DEGREES 05' 51' WEST A DISTANCE OF 220.81 FEET TO A STEEL REBAR AND CAP STAMPED 'METRON PLS 28067' AND THE LINE OF ORDINARY HIGH WATER OF BIG LAKE AND THE TERMINUS OF THIS DESCRIBED COMMON PROPERTY LINE 'B'. ALSO COMMON LINE 'C': COMMENCING AT THE POINT OF INTERSECTION OF LINE 'RR' AND THE CENTERLINE OF VACATED SHERIDAN STREET, WHICH SAID POINT IS AN EXISTING STEEL REBAR WITH PLASTIC CAP, AS SHOWN ON THAT RECORD OF SURVEY, RECORDED UNDER AF#199912300126, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 38 DEGREES 50' 48' EAST, ALONG SAID LINE 'RR', A DISTANCE OF 179.59 FEET TO THE TRUE POINT OF BEGINNING OF LINE 'C' SAID POINT IS A STEEL REBAR AND CAP STAMPED 'METRON PLS 28067'; THENCE SOUTH 48 DEGREES 59' 33' WEST A DISTANCE OF 209.06 FEET TO A STEEL REBAR AND CAP STAMPED 'METRON PLS 28067', THENCE CONTINUING SOUTH 48 DEGREES 59' 33' WEST A DISTANCE OF 1.31 FEET TO THE LINE OF ORDINARY HIGH WATER OF BIG LAKE AND THE TERMINUS OF THIS DESCRIBED COMMON PROPERTY LINE 'C'. SITUATE IN SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST OF THE W.M., IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Property Tax Parcel or Account Number: P74677

Property Address: 18416 SOUTH WESTVIEW ROAD Mount Vernon, WA 98274

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantors, either in law or equity, to the proper use, benefit, and behalf of the Grantees and successors and assigns, forever.

By signing this Quitclaim Deed, Grantors quitclaim whatever interest Grantors may have in the Property to the Grantees. Neither Grantors nor Grantors' heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

Signed by the Grantors, Glenn C Ash and Kristen J Ash, on Sept 10, 2021.

Glenn C. Ash
Glenn C Ash

Kristen J. Ash
Kristen J Ash

STATE OF WASHINGTON
CITY/COUNTY OF Skagit

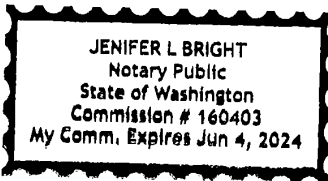
I certify that I know or have satisfactory evidence that Glenn C Ash is the person who appeared before me, and said person acknowledged that he signed the Quitclaim Deed and acknowledged it to be his free and voluntary act for the purposes mentioned in the Quitclaim Deed.

Dated: Sept 10, 2021

Jennifer L. Bright
NOTARY PUBLIC

My appointment expires: June 4, 2024

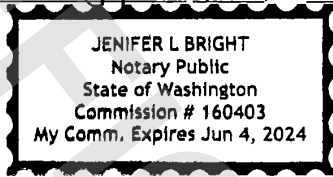
[SEAL]



STATE OF WASHINGTON
CITY/COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Kristen J Ash is the person who appeared before me, and said person acknowledged that she signed the Quitclaim Deed and acknowledged it to be her free and voluntary act for the purposes mentioned in the Quitclaim Deed.

Dated: June Sept 10, 2021



[SEAL]

Jenifer L Bright
NOTARY PUBLIC

My appointment expires: June 4, 2024

PREPARED BY:
Joseph T Lindquist
2513 Francis Road
Mount Vernon, Washington 98273