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07/05/2022 08:30 AM Pages: 1 of 10 Fees: \$212.50
Skagit County Auditor

Return Address:
Edmonds Wills & Trusts
Kyle G. Ray, Attorney at Law
114 2nd Avenue South, Suite 101
Edmonds, WA 98020

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 05 2022 2022 2757

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

QUIT CLAIM DEED

Grantor(s):

1. **TAYLOR, TARA R.**

Grantee(s):

1. **TARA R. TAYLOR**, Trustee, or successor Trustee of the **TARA R. TAYLOR TRUST DATED JUNE 20, 2022.**

Property Address:

1. 50045 SAUK STORE ROAD, CONCRETE, WA 98237

Abbreviated Legal Description (see attached EXHIBIT "A" for full legal description):

1. PORTION NW SW 21 35 9

Assessor's Property Tax Parcel Account Number(s):

1. P44591, P44592, P44589, P44584, P44602, P101773 and P101339

QUIT CLAIM DEED

TARA R. TAYLOR, an unmarried woman, hereby quit claims and conveys to **TARA R. TAYLOR, Trustee, or successor Trustee of the TARA R. TAYLOR TRUST DATED JUNE 20, 2022**, (hereinafter referred to as "Assignee"), the following described real estate in Skagit County, State of Washington:

Property Address: 50045 SAUK STORE ROAD, CONCRETE, WA 98237

Tax Parcel Numbers: P44591, P44592, P44589, P44584, P44602,
P101773 and P101339

Abbreviated Legal Description (see attached EXHIBIT "A" for full legal description):

PORTION NW SW 21 35 9

Dated this **20th day of June, 2022.**

GRANTOR AND TRUSTEE:



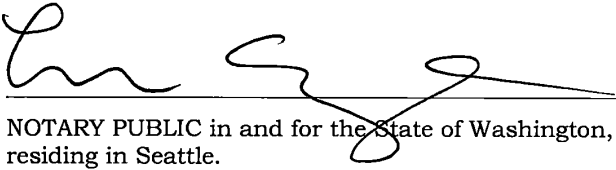
TARA R. TAYLOR

STATE OF WASHINGTON)

) **ss.**

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **TARA R. TAYLOR** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.



NOTARY PUBLIC in and for the State of Washington,
residing in Seattle.

My Commission Expires: 12-30-2024



EXHIBIT "A"

PARCEL NUMBERS, ASSESSED VALUES, LEGAL DESCRIPTIONS and ADDITIONAL CODES

Parcel Number: P44591

Assessed Value: \$356,400.00

Legal Description:

(0.4600 ac) BEGINNING AT A POINT ON THE NORTH SIDE OF THE COUNTY ROAD, AS IT EXISTED ON MAY 10, 1927, ON THE LINE BETWEEN LOT 1 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M.; THENCE EASTERLY ALONG THE LINE BETWEEN LOT 1 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 21, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., 260 FEET; THENCE SOUTHERLY TO THE COUNTY ROAD 128 FEET; THENCE WESTERLY ALONG THE COUNTY ROAD 210 FEET; THENCE NORTHWESTERLY ALONG THE COUNTY ROAD TO THE PLACE OF BEGINNING; EXCEPT ANY PORTION OF SAID PREMISES LYING WITHIN THE FOLLOWING DESCRIBED TRACTS: EXCEPT TRACT 1: COMMENCING AT THE INTERSECTION OF THE CEMENTED ROCK WATERWAY AND THE NORTH EDGE OF THE SECONDARY STATE HIGHWAY 17-A, AS IT EXISTED ON SEPTEMBER 1, 1950, WHICH IS 1,315 FEET SOUTH AND 122 FEET EAST OF THE QUARTER SECTION CORNER OF SECTIONS 21 AND 20; THENCE 71 FEET NORTH 22-1/2 DEGREES WEST; THENCE 106-1/2 FEET NORTH 86 DEGREES EAST, ALL ALONG THE CENTERLINE OF THE SAID CEMENTED ROCK WATERWAY; THENCE 214 FEET NORTH 55-1/2 DEGREES EAST; THENCE 193 FEET NORTH 39 DEGREES WEST; THENCE 311 FEET SOUTH 46 DEGREES WEST TO A 10-INCH RED CEDAR TREE ON THE NORTH RIGHT-OF-WAY LINE OF SSH 17-A; THENCE CONTINUING 24 FEET SOUTH 46 DEGREES WEST TO THE NORTH EDGE OF SSH 17-A; THENCE 120 FEET SOUTHEASTERLY ALONG THE NORTH EDGE OF SSH 17-A TO THE POINT OF BEGINNING. ALSO EXCEPT TRACT 2: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE COUNTY ROAD AS IT EXISTED ON MAY 10, 1927, AND THE NORTH LINE OF GOVERNMENT LOT 1; THENCE EAST ALONG THE NORTH LINE OF GOVERNMENT LOT 1, 260 FEET; THENCE SOUTH TO A POINT 118 FEET NORTH OF THE NORTH LINE OF THE COUNTY ROAD, THE TRUE POINT OF BEGINNING; THENCE SOUTH 118 FEET TO THE NORTH LINE OF SAID COUNTY ROAD; THENCE WESTERLY ALONG THE NORTH LINE OF SAID COUNTY ROAD 91.86 FEET; THENCE NORTHERLY 98.93 FEET TO A POINT 99.30 FEET WESTERLY TO THE TRUE POINT OF BEGINNING; THENCE EASTERLY 99.30 FEET TO THE TRUE POINT OF BEGINNING. ALSO EXCEPT TRACT 3: BEGINNING AT THE INTERSECTION OF THE NORTH SIDE OF THE COUNTY ROAD, AS IT EXISTED ON MAY 10, 1927, AND THE NORTH LINE OF GOVERNMENT LOT 1; THENCE EAST ALONG THE NORTH LINE OF GOVERNMENT LOT 1, 260 FEET; THENCE SOUTH TO A POINT 118 FEET NORTH OF THE NORTH LINE OF THE COUNTY ROAD AND THE TRUE POINT OF BEGINNING; THENCE WEST ALONG THE NORTH LINE OF THOSE PREMISES CONVEYED TO CARL J. KRAUSE AND MARY A KRAUSE, HUSBAND AND WIFE, UNDER AUDITOR'S FILE NO. 774074, RECORDS OF SKAGIT COUNTY, WASHINGTON, 99.30 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID PREMISES 20 FEET; THENCE EAST TO A POINT 20 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING.

ALL SITUATE IN SKAGIT COUNTY, WASHINGTON.

Parcel Number: P44592

Assessed Value: \$51,200.00

Legal Description:

Parcel A:

THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE COUNTY ROAD AS IT EXISTED ON MAY 10, 1927, AND THE NORTH LINE OF GOVERNEMENT LOT 1;

THENCE EAST ALONG THE NORTH LINE OF GOVERNMENT LOT 1, 260 FEET;

THENCE SOUTH TO A POINT 118 FEET NORTH OF THE NORTH LINE OF THE COUNTY ROAD, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 118 FEET TO THE NORTH LINE OF SAID COUNTY ROAD;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID COUNTY ROAD 91.86 FEET;

THENCE NORTHERLY 98.93 FEET TO A POINT 99.30 FEET WESTERLY TO THE TRUE POINT OF BEGINNING;

THENCE EASTERLY 99.30 FEET TO THE TRUE POINT OF BEGINNING.

Parcel B:

THAT PORTION OF GOVERNMENT LOT 1 AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH SIDE OF THE COUNTY ROAD, AS IT EXISTED ON MAY 10, 1927, AND THE NORTH LINE OF GOVERNMENT LOT 1;

THENCE EAST ALONG THE NORTH LINE OF GOVERNMENT LOT 1, 260 FEET;

THENCE SOUTH TO A POINT 118 FEET NORTH OF THE NORTH LINE OF THE COUNTY ROAD AND THE TRUE POINT OF BEGINNING;

THENCE WEST ALONG THE NORTH LINE OF THOSE PREMISES CONVEYED TO CARL J. KRAUSE AND MARY A. KRAUSE, HUSBAND AND WIFE, UNDER AUDITOR'S FILE NO. 774074, RECORDS OF SKAGIT COUNTY, WASHINGTON, 99.30 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF SAID PREMISES EXTENDED NORTHERLY 20 FEET;

THENCE EAST TO A POINT 20 FEET NORTH OF THE POINT OF BEGINNING;

THENCE SOUTH TO THE POINT OF BEGINNING.

ALL SITUATE IN SKAGIT COUNTY, WASHINGTON.

Parcel Number: P44589

Assessed Value: \$1,400.00

Assessment Use Code: (410) RAILROAD TRANSPORTATION

Legal Description:

(1.4300 ac) ALL THAT PORTION OF BNSF RAILWAY COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) 100 FOOT WIDE CONCRETE TO ROCKPORT, WASHINGTON BRANCH LINE RIGHT OF WAY, NOW DISCONTINUED, BEING 50 FEET WIDE ON EACH SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS ORIGINALLY LOCATED AND CONSTRUCTED UPON, OVER AND ACROSS GOVERNMENT LOT 1 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE W.M., SKAGIT COUNTY, WASHINGTON, BOUNDED ON THE SOUTH BY A LINE 650 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1; SAID SOUTH BOUNDARY LINE ALSO BEING THE NORTH LINE OF THAT PROPERTY CONVEYED BY BURLINGTON NORTHERN INC. TO ATHLENE WRIGHT BY DEED DATED OCTOBER 13, 1977, AND BOUNDED ON THE WEST BY A LINE PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 1 DISTANT 150 FEET SOUTHEASTERLY MEASURED ALONG SAID MAIN TRACK CENTERLINE FROM THE NORTH LINE OF GOVERNMENT LOT 11 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 9 EAST; SAID WEST BOUNDARY LINE ALSO BEING THE EAST LINE OF THAT PROPERTY CONVEYED BY BURLINGTON NORTHERN INC. TO DONALD J. MCBEY AND MOLLIE MCBEY BY DEED DATED MARCH 14, 1980.

Parcel Number: P44584

Assessed Value: \$5,800.00

Assessment Use Code: (910) UNIMPROVED LAND (outside city)

Legal Description:

(0.8500 ac) THAT PORTION OF GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY ON THE SECTION LINE BETWEEN SECTIONS 28 AND 21, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M.; THENCE NORTHERLY ALONG SAID RIGHT OF WAY 630 FEET TO THE NORTH SIDE OF THOMPSON CREEK, THE TRUE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID CREEK 250 FEET, MORE OR LESS, TO THE SKAGIT RIVER; THENCE NORTHERLY ALONG THE SKAGIT RIVER 375 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE GREAT NORTHERN RAILWAY RIGHT OF WAY; THENCE EASTERLY ALONG SAID RIGHT OF WAY 300 FEET, MORE OR LESS, TO THOMPSON CREEK, BEING THAT PORTION OF SAID GOVERNMENT LOT 1 CONVEYED TO MARY E BOOTH AND CELIA JAYCOX BY DEED DATED MARCH 30, 1939, RECORDED MARCH 30, 1939 IN VOLUME 165 OF DEEDS, PAGE 523, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Parcel Number: P44602

Assessed Value: \$19,400.00

Assessment Use Code: (910) Unimproved Land (outside city)

Legal Description:

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 21, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., LYING SOUTHERLY OF STATE HIGHWAY 20 AND WEST OF THE SAUK CITY COUNTY ROAD XCL, AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 495492, EXCEPT THE SOUTH 650 FEET THEREOF, EXCEPT THE GREAT NORTHERN RAILWAY RIGHT OF WAY, EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 567922, AND THAT PORTION BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY ON THE SECTION LINE BETWEEN SECTIONS 28 AND 21, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M.; THENCE NORTHERLY ALONG SAID RIGHT OF WAY 630 FEET TO THE NORTH SIDE OF THOMPSON CREEK; THENCE WESTERLY ALONG SAID CREEK 250 FEET, MORE OR LESS, TO THE SKAGIT RIVER; THENCE NORTHERLY ALONG THE SKAGIT RIVER 375 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE GREAT NORTHERN RAILWAY RIGHT OF WAY; THENCE EASTERLY ALONG SAID RIGHT OF WAY 300 FEET, MORE OR LESS, TO THOMPSON CREEK. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Parcel Number: P101773

Assessed Value: \$5,600.00

Assessment Use Code: (910) UNIMPROVED LAND (outside city)

Legal Description:

(0.6300 ac) THAT PORTION OF LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 90-68 AS RECORDED IN VOLUME 9 OF SHORT PLATS AT PAGES 341-342 AS AUDITORS FILE NO. 9104080083, SECTION 21, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 OF SAID SHORT PLAT 90-68, THENCE SOUTH 88-47-10 WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 443.44 FEET; THENCE NORTH 01-16-07 WEST, A DISTANCE OF 3.93 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 2 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01-16-07 WEST, A DISTANCE OF 166.50 FEET TO A POINT ON THE PERIMETER OF SAID LOT 2; THENCE FOLLOWING THE PERIMETER OF SAID LOT 2 THROUGH THE FOLLOWING COURSES; SOUTH 54-36-55 WEST, A DISTANCE OF 176.61 FEET; THENCE SOUTH 60-56-56 WEST, A DISTANCE OF 14.25 FEET; THENCE NORTH 80-56-15 WEST, A DISTANCE OF 60.83 FEET; THENCE NORTH 84-05-38 WEST A DISTANCE OF 19.27 FEET; THENCE SOUTH 67-46-28 WEST A DISTANCE OF 19.34 FEET; THENCE SOUTH 58-30-33 WEST A DISTANCE OF 13.46 FEET; THENCE SOUTH 41-29-30 WEST, A DISTANCE OF 7.03 FEET; THENCE SOUTH 18-39-13 WEST, A DISTANCE OF 20.67 FEET; THENCE SOUTH 33-50-27 EAST, A DISTANCE OF 46.89 FEET; THENCE NORTH 88-47-10 EAST A DISTANCE OF 153.07 FEET; THENCE NORTH 06-21-38 WEST, A DISTANCE OF 0.28 FEET; THENCE NORTH 86-42-49 EAST, A DISTANCE OF 101.08 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Parcel Number: P101339

Assessed Value: \$300.00

Assessment Use Code: (190) VACATION AND CABIN

Legal Description:

THAT PORTION OF THE BURLINGTON NORTHERN, INC. RIGHT-OF-WAY GOVERNMENT LOTS 8 AND 11, SECTION 20, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M. AND GOVERNMENT LOT 1, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 9 EAST W.M., LYING BETWEEN A LINE SOUTH 550 FEET DISTANT AND PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 8, SECTION 20, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., AND A LINE PARALLEL TO THE EAST LINE OF GOVERNMENT LOT 11, SECTION 20, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., AND DISTANT 150 FEET SOUTHEASTERLY MEASURED ALONG THE CENTERLINE OF THE BURLINGTON NORTHERN, INC. RIGHT-OF-WAY FROM THE NORTH LINE OF GOVERNMENT LOT 11, SECTION 20, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.