

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

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20238668
Date 11/03/2023

QUIT CLAIM DEED

Grantors:

1. **HILL, SAMUEL P.**
2. **HILL, DIANE L.**

Grantees:

1. **SAMUEL P. HILL and DIANE L. HILL**, Trustee, or successor Trustee(s) of the **SAMUEL P. HILL AND DIANE L. HILL TRUST DATED OCTOBER 30, 2023**

Property Address:

1. 2804 OAKES AVENUE, ANACORTES, WA 98221

Abbreviated Legal Description: (full legal description on next page)

1. PTN. LOTS 1-6/BLOCK 301; NP TO ANACORTES; TGW PTN RR RIGHT-OF-WAY

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

1. P58283 / 3809-301-007-0002
2. P31734 / 350123-0-017-0002

QUIT CLAIM DEED

SAMUEL P. HILL and DIANE L. HILL, a married couple, hereby quit claims and conveys to **SAMUEL P. HILL and DIANE L. HILL, Trustee, or successor Trustee(s) of the SAMUEL P. HILL AND DIANE L. HILL TRUST DATED OCTOBER 30, 2023**, (hereinafter referred to as "Assignee"), the following described real estate in Skagit County, State of Washington:

Property Address: 2804 OAKES AVENUE, ANACORTES, WA 98221
Tax Parcel Number(s): P58283 / 3809-301-007-0002
P31734 / 350123-0-017-0002

Legal Description:

LOT A

That portion of Lot 2 and all of Lots 3 through 6 and the East ½ of Lot 7, Block 301, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

TOGETHER WITH that portion of the Burlington Northern Railroad right of way designated as Northern Pacific Railroad on the Plat Map of "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

COMMENCING in the Southwest corner of Lot 10 of said Block 301 thence North 68°23'16" East, 105.00 feet along the South boundary of said Block 301 to the POINT OF BEGINNING;

thence continue North 68°23'16" East 139.94 feet;

thence North 21°36'44" West 176.66 feet;

thence North 31°27'27" East, 10.00 feet;

thence North 57°47'33" West, 13.54 feet;

thence North 21°36'44" West, 179.93 feet;

thence South 85°15'14" West, 16.42 feet;

thence South 65°31'00" West, 40.07 feet;

thence South 13°00'00" West, 137.61 feet;

thence South 16°15'35" East, 64.81 feet;

thence South 12°36'44" East, 198.50 feet to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

LOT B

Lot 1 and that portion of Lot 2, Block 301, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

TOGETHER WITH the West $\frac{1}{2}$ of vacated California Avenue which attaches hereto by operation of law, and by Anacortes City Ordinance No. 2123 and recorded under Auditor's File No. 8911220068, records of Skagit County, Washington, as would attach by operation of law.

ALSO TOGETHER WITH that portion of the Burlington Northern Railroad right of way designated as Northern Pacific Railroad on the Plat Map of "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

COMMENCING at the Southeast corner of Lot 1 of said Block 301;

thence North $68^{\circ}23'16''$ East, 40.00 feet to the center line of Vacated California Avenue and the POINT OF BEGINNING;

thence North $21^{\circ}36'44''$ West, 345.03 feet along the center line of and projected center line of Vacated California Avenue;

thence South $71^{\circ}17'58''$ West, 1.29 feet;

thence South $85^{\circ}15'14''$ West, 97.98 feet;

thence South $21^{\circ}36'44''$ East, 179.93 feet;

thence South $57^{\circ}47'33''$ East, 13.54 feet;

thence South $31^{\circ}27'27''$ West, 10.00 feet;

thence South $21^{\circ}36'44''$ East, 176.66 feet;

thence North $68^{\circ}23'16''$ East, 95.06 feet to the POINT OF BEGINNING.

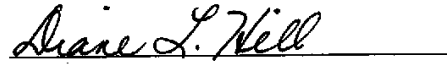
Situate in the County of Skagit, State of Washington.

Dated this **30th day of October, 2023.**

GRANTORS AND TRUSTEE(S):




SAMUEL P. HILL



DIANE L. HILL

STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that **SAMUEL P. HILL** and **DIANE L. HILL** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



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

My Commission Expires: 10-25-2025

