

WHEN RECORDED RETURN TO:

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Limitless Law PLLC
1313 E. Maple St. Ste 400
Bellingham, WA 98225

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Shannon Burrow
Affidavit No. 20249451
Date 01/30/2024

QUIT CLAIM DEED

Document Title: QUIT CLAIM DEED

Grantors: THOMAS F. BOYD AND CYNTHIA E. BOYD, HUSBAND AND WIFE

Grantees: CYNTHIA E. BOYD AND THOMAS F. BOYD, AS TRUSTEES OF THE BOYD FAMILY 2005 LIVING TRUST, DATED JUNE 17, 2005, AND ANY AMENDMENTS THERETO

Abbreviated Legal: NE ¼ OF THE NE ¼ OF SEC 24, T36N, R03E AND NW ¼ OF THE NW ¼ (GOV'T LOT 1) OF SEC 19 T36N, R04E

Tax Parcel ID#: 360324-1-001-0004 / P48141, 360419-0-001-0100 / P115707

GRANTORS, THOMAS F. BOYD and CYNTHIA E. BOYD, husband and wife, convey and quit claim to CYNTHIA E. BOYD and THOMAS F. BOYD, as Trustees of the Boyd Family 2005 Living Trust, dated June 17, 2005, and any amendments thereto, GRANTEES, all of their interest in the real estate legally described on the attached Exhibit A, situated in Skagit County, State of Washington, including any interest therein which GRANTORS may hereafter acquire.

**EXHIBIT A
LEGAL DESCRIPTION**

P48141 / 360324-1-001-0004 / and P 115709 / 360419-0-001-0100

PARCEL "A":

LOT 1 OF THAT CERTAIN SURVEY RECORDED AUGUST 4, 2000, UNDER AUDITOR'S FILE NO. 200008040117 AND BEING A PORTION OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. AND THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 24; THENCE NORTH 88°29'52" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,248.14 FEET; THENCE NORTH 24°28'14" EAST, A DISTANCE OF 887.24 FEET; THENCE SOUTH 88°27'07" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 943.79 FEET; THENCE SOUTH 11°14'01" WEST, A DISTANCE OF 484.14 FEET; THENCE SOUTH 05°13'21" EAST, A DISTANCE OF 341.32 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

A NON-EXCLUSIVE EASEMENT 60 FEET WIDE AND A 45 FOOT RADIUS CUL-DE-SAC, ALL FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND THROUGH THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. AND GOVERNMENT LOT 4 OF SECTION 18, AND TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., THE NORTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 01°10'49" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 213.52 FEET TO POINT A AND THE INITIAL POINT OF THIS CENTERLINE DESCRIPTION; THENCE NORTH 38°44'16" EAST, A DISTANCE OF 240.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°26'51" AND AN ARC LENGTH OF 262.97 FEET; THENCE SOUTH 41°00'54" EAST, A DISTANCE OF 71.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 256.03 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°06'08" AND AN ARC LENGTH OF 255.17 FEET; THENCE SOUTH 16°05'14" WEST, A DISTANCE OF 552.04 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 118°31'25" AND AN ARC LENGTH OF 237.89 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 186.85 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°56'19" AND AN ARC LENGTH OF 201.99 FEET; THENCE SOUTH 40°29'52" EAST, A DISTANCE OF 67.47 FEET TO THE POINT OF CURVATURE OF

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A CURVE TO THE LEFT HAVING A RADIUS OF 150.27 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°40'17" AND AN ARC LENGTH OF 148.63 FEET; THENCE NORTH 82°49'51" EAST, A DISTANCE OF 98.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 421.41 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'12" AND AN ARC LENGTH OF 406.02 FEET; THENCE SOUTH 41°57'57" EAST, A DISTANCE OF 308.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°11'58" AND AN ARC LENGTH OF 49.57 FEET; THENCE SOUTH 56°09'54" EAST, A DISTANCE OF 159.02 FEET, MORE OR LESS, TO THE CENTERLINE OF COLONY ROAD AND TERMINUS OF THIS LINE DESCRIPTION.

ALSO BEGINNING AT THE ABOVE DESCRIBED POINT A; THENCE SOUTH 38°44'16" WEST, A DISTANCE OF 318.34 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°30'16" AND AN ARC LENGTH OF 69.39 FEET; THENCE SOUTH 12°13'59" WEST, A DISTANCE OF 289.08 FEET TO THE CENTER OF THE ABOVE DESCRIBED 45 FOOT RADIUS CUL-DE-SAC AND TERMINUS OF THIS LINE DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C":

A NON-EXCLUSIVE EASEMENT FOR INSTALLATION, MAINTENANCE AND OPERATION OF WELLS, WATERLINES AND APPURTENANCES, OVER, UNDER AND THROUGH A STRIP OF LAND 20 FEET WIDE LYING 20 FEET SOUTH OF THE HEREINAFTER DESCRIBED LINE "A" AND A STRIP OF LAND 60 FEET WIDE LYING 20 FEET NORTH AND 40 FEET SOUTH OF THE HEREINAFTER DESCRIBED LINE "B".

LINE A:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 86°40'31" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 407.07 FEET TO THE EAST RIGHT OF WAY OF COLONY ROAD; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 21°03'34" EAST, A RADIUS OF 1,175.92 FEET, A CENTRAL ANGLE OF 12°27'56", AND AN ARC DISTANCE OF 255.84 FEET TO THE INITIAL POINT OF THIS LINE DESCRIPTION; THENCE SOUTH 74°41'14" EAST, A DISTANCE OF 95.56 FEET TO THE TERMINUS OF THIS LINE DESCRIPTION.

LINE B:

BEGINNING AT THE TERMINAL POINT OF LINE "A" ABOVE; THENCE SOUTH 74°41'14" EAST, A DISTANCE OF 75.00 FEET TO THE TERMINAL POINT OF THIS LINE DESCRIPTION.

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TOGETHER WITH WELL PROTECTION EASEMENTS OVER, UNDER AND THROUGH A 200 FOOT DIAMETER CIRCLE, THE CENTER OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE TERMINAL POINT OF LINE "B" ABOVE; THENCE NORTH 76°11'03" WEST, A DISTANCE OF 10.29 FEET TO AN EXISTING WELL;

THENCE SOUTH 63°25'00" WEST, A DISTANCE OF 41.57 FEET TO A SECOND EXISTING WELL AND CENTER OF THE CIRCLE; THENCE NORTH 18°26'04" WEST, A DISTANCE OF 42.81 FEET TO AN EXISTING WELL AND CENTER OF THE THIRD CIRCLE.

PARCEL "C":

A NON-EXCLUSIVE EASEMENT FOR INSTILLATION, MAINTENANCE AND OPERATION OF WATERLINES AND APPURTENANCES OVER, UNDER AND THROUGH A STRIP OF LAND 20 FEET WIDTH LYING WESTERLY OF, ADJACENT TO, AND CONTIGUOUS WITH THE WESTERLY RIGHT OF WAY LINE OF COLONY ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 86°40'31" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 341.06 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE COLONY ROAD, SAID POINT BEING THE INITIAL POINT OF THIS LINE DESCRIPTION AND HEREINAFTER REFERRED TO AS POINT A; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE OF A CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 31°15'05" WEST, A RADIUS OF 1,115.92 FEET, A CENTRAL ANGLE OF 05°10'01" AND AN ARC LENGTH OF 100.63 FEET; THENCE SOUTH 33°50'06" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 103.73 FEET TO THE NORTHERLY LINE OF THE 60 FOOT WIDE EASEMENT DESCRIBED IN DEED TO JAMES DARIN JENSEN AND AMY LOUISE JENSEN, DATED SEPTEMBER 27, 1999, AND RECORDED UNDER AUDITOR'S FILE NO. 199910060076, AND THE TERMINAL POINT OF THIS LINE DESCRIPTION.

TOGETHER WITH A LIKE EASEMENT OVER A STRIP OF LAND 20 FEET WIDE LYING WESTERLY OF, ADJACENT TO, AND CONTIGUOUS WITH THE WESTERLY RIGHT OF WAY LINE OF COLONY ROAD DESCRIBED AS FOLLOWS: BEGINNING AT POINT A DESCRIBED ABOVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 21°44'05" EAST, A RADIUS OF 1,115.92 FEET A CENTRAL ANGLE OF 13°52'07" AND AN ARC LENGTH OF 270.11 FEET TO THE TERMINAL POINT OF THIS LINE DESCRIPTION.

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