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05/30/2024 03:52 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20240778
MAY 30 2024

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

WHEN RECORDED RETURN TO:

Christopher Small
CMS Law Firm, LLC
811 Kirkland Ave, Suite 201
Kirkland, WA 98033

QUIT CLAIM DEED

Reference Number: 202312290080
Grantors: Heidi R. Gingerich, an unmarried woman.
Grantees: Heidi Ruth Gingerich, as Trustee and successor trustee of THE HRG LIVING TRUST
Dated: May 23 2024
Property Address: 16533 Walking M Lane, Mount Vernon, WA 98273
Assessor's Tax Parcel Numbers: P30457 / 340530-0-005-0103 / P30462 / 340530-0-006-0102

GRANTOR, Heidi R. Gingerich, an unmarried woman for and in consideration of mere change in identity or form / transfer into revocable trust / WAC 458-61A-211(2)(g), conveys and quit claims to Grantees: Heidi Ruth Gingerich, as Trustee and successor trustee of THE HRG LIVING TRUST
dated: May 23 2024, the following described real estate situated in the County of Skagit, State of Washington, together will all after acquired title of the grantor therein:

Abbreviated legal Description: Portion of Government Lot 2, Section 30, Township 34 North, Range 5 East, W.M

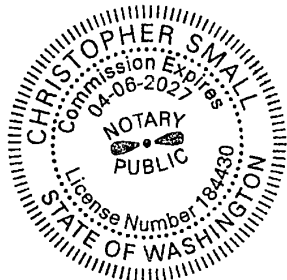
See full legal description on Exhibit "A" attached hereto.

Dated: May 23, 2024

Heidi Gingerich
Heidi R. Gingerich, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day, May 23, 2024, I certify that I know or have satisfactory evidence that Heidi R. Gingerich is the person who appeared before me, and said person acknowledged she signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.



Christopher Small
Notary Public for the State of Washington
Printed Name: Christopher Small
Residing at Kirkland, WA
My commission expires: 04/06/2027

Exhibit A

PARCEL A:

That portion of Government Lot 2, at the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 34 North, Range 5 East, W. M., in Skagit County, Washington, described as follows:

Commencing at the West 1/4 corner of said Section; thence South 89°44'03" East along the East-West centerline of said Section, 1,097.51 feet to the most Easterly corner of that parcel of land conveyed to David G. McIntyre by Deed recorded July 1, 1980, under Auditors File No. 8007010040, said point being the true point of beginning of the parcel herein described; thence North 44°06'30" West along the Northeasterly line of said McIntyre parcel, 456.52 feet to intersect a line parallel with and 20 feet Southeasterly of the centerline of an existing gravel road; thence in a general Northeasterly direction, along said parallel line by the following courses and distances:

North 52°00'00" East, 87.56 feet to the beginning of a curve to the left with the radius of 420.00 feet, Northeasterly along said curve through a central angle of 31°20'00", an arc distance of 235.15 feet to a point of tangency, North 20°40'00" East, 187.05 feet to the beginning of a curve to the right with a radius of

280.00 feet, Northeasterly along said curve through a central angle of 40°20'00", an arc distance of 190.07

feet to a point of tangency, North 61°00'00" East, 208.16 feet, and North 68°00'00" East, 126.58 feet to intersect the southwesterly margin of Otter Pond Drive, 60 feet in width to a point on a curve from which the center lies South 20°48'17" West, 270.00 feet distant; thence in a general Southeasterly direction, along said Southwesterly road margin by the following courses and distances:

Southeasterly along said curve to the right through a central angle of 26°11'43", an arc distance of 123.44 feet to a point of tangency, South 43°00'00" East, 146.65 feet to the beginning of the curve to the left with a radius of 430.00 feet, and Southeasterly along said curve through a central angle of 52°20'03", an arc distance of 392.76 feet to intersect the Westerly margin of Gunderson Road, 40 feet in width; then, in a general Southerly and Southeasterly direction along said road margin by the following courses and distances:

South 8°00'00" East, 74.76 feet to the beginning of a curve to the left with a radius of 360.00 feet, Southerly and Southeasterly along said curve through a central angle of 51°40'00", an arc distance of 324.63 feet to a point of tangency, South 59°40'00" East, 100 feet to the beginning of a curve to the right with a radius of 380.00 feet, Southeasterly along said curve through a central angle of 41°10'00", an arc distance of 273.03 feet to a point of tangency, and South 18°30'00" East, 144.08 feet to return to said Section centerline; thence North 89°44'03" West along said centerline, 1,417.64 feet to the point of beginning, EXCEPT the following described parcel of land:

That portion of Government Lot 2, and that portion of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 34 North, Range 5 East, W. M., in Skagit County, Washington, more particularly described as follows: Commencing at the West 1/4 corner of said Section; thence South

89°44'03" East along the East-West centerline of said Section 30; a distance of 1,097.51 feet to the true point of beginning; thence continue South 89°44'03" East, a distance of 580.00 feet; thence North 48°39'53" West, a distance of 906.72 feet to the intersection with a line which is parallel with and 30.00 feet Southeasterly of the centerline of an existing gravel road; thence in a Southwesterly direction along said line South 20°40'00" West, a distance of 29.26 feet to the beginning of a curve to the right having a radius of 430.00 feet; thence along the arc of said curve in a Southwesterly direction through a central angle of 31°20'00", an arc distance of 235.15 feet; thence south 52°00'00" West, a distance of 87.56 feet to a point which bears North 44°06'30" West from the true point of beginning; thence South 44°06'30" East, a distance of 456.52 feet to the true point of beginning.

Also, except that portion conveyed to Skagit County for road purposes by Deed recorded June 12, 1986, under Auditor's File No. 8606120019. Together with easements as set forth in documents recorded December 6, 1984, under Auditor's File Nos. 8412060042 and 8412060043.

PARCEL B:

That portion of Government Lot 2 and of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 34 North, Range 5 East, W. M., described as follows:

Begin at a point on the South line of the Southeast 1/4 of the Northwest 1/4 of said Section which is the Southwest corner of those premises conveyed to Daniel R. Mitzel, et ux, by deed recorded January 31, 2002 as Skagit County Auditor's File No. 200201310149; thence North 48°39'53" West, a distance of 938.79 feet, more or less, along the Southwesterly line of said Mitzel tract and its Northwesterly extension to the centerline of that certain road now commonly known as Walking M Lane as shown on the Survey of "Upland Tracts" recorded as Auditor's File No. 8212140010, in Volume 4 of Surveys, pages 56-61; thence South 20°40'00" West of the Northerly most corner of those premises conveyed to Daniel Mitzel, et ux, by deed recorded November 19, 2004 under Auditor's File Number 200411190076; thence South 30°58'54" East, a distance of 702.94 feet, more or less, to the South line of said Southeast 1/4 of the Northwest 1/4; thence South 89°44'03" East along said South line to the point of beginning.

ALL SUBJECT TO covenants, conditions, reservations, restrictions and easements, if any, affecting title, which may appear in the public record.

All situate in the County of Skagit, State of Washington.