

Order No:

When recorded return to:Jay R. Walter
686 Marysville Way
Richland, WA 99352Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20241838
Date 08/20/2024Escrow Number: **JM2161****QUIT CLAIM DEED**

THE GRANTOR LINDSAY WALTER for WAC 458-61A-203 (1) to establish as separate property and quit claims to JAY R. WALTER, AS HIS SEPARATE PROPERTY, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

That portion of the West ½ of the Southeast ¼ of Section 24, Township 35 North, Range 3 East, W.M. as more fully described on the attachment hereto.

Subject to matters of record.

Tax Parcel Number(s): **P34789**Dated: March 25, 2024.Lindsay Michelle Walter
Lindsay WalterState of Washington }
County of Skagit } SS:

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

Dated: 03/25/2024

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

Kyle Beam
Notary Public in and for the State of Washington
Residing at: Skagit
My appointment expires: 09/11/2027

Notarized remotely online using communication technology via Proof.

Order No:

That portion of the West ½ of the Southeast ¼ of Section 24, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point in the West line of said subdivision North 3°14' West 1,144.4 feet from the Southwest corner thereof; thence continuing North 3°14' West 401.2 feet; thence North 86°45'37" East 503.39 feet, more or less, to the Westerly line of the Pacific Northwest Traction Company right of way; thence South 44° East along said right of way 712.25 feet, more or less to a point South 85°26' East of point of beginning; thence North 85°26' West 972.4 feet, more or less, to a point of beginning;

EXCEPT that portion of the West ½ of the Southeast ¼ of Section 24, Township 35 North, Range 3 East, of the W.M., described as follows:

Beginning at a point in the West line of said subdivision North 3°14' West 1,144.4 feet from the Southwest corner thereof (said point being the Northwest corner of a tract conveyed to Albert Wallace by deed recorded in Volume 172 of Deeds, page 427); thence continuing North 3°14' West 401.2 feet, more or less, to the Southwest corner of a tract owned by Nona C. Meyer; thence North 86°45' 37" East to a point that is 50 feet East,

measured at right angles, from the last described course; thence South 3°14' East 401.2 feet, more or less, to the North line of the aforementioned Albert Wallace tract; thence West to the point of beginning.

AND EXCEPT that portion of the West ½ of the Southeast ¼ of Section 24, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North 3°22' 50" West along the West line of said subdivision 1,144.4 feet; thence South 85°34'50" East along the South line of the J.R. Smalley property 50.48 feet to the true point of beginning for this description; thence South 85°34'50" East 250.0 feet; thence North 3°22'50" West 151.41 feet; thence North 85°34'50" West 250 feet; thence South 3°22'50" East 151.41 feet to the true point of beginning;

AND ALSO EXCEPT that portion of the West ½ of the Southeast ¼ of Section 24, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North 3°22'50" West along the West line of said subdivision 1,144.4 feet; thence South 85°34'50" East along the South line of the J.R. Smalley property 300.48 feet to the true point of beginning for the description; thence South 85°34'50" East 670.54 feet to the Westerly line of the Pacific Northwest Traction Company right of way; thence North 44°06'45" West along said right of way 226.59 feet; thence North 85°34'50" West 521.30 feet; thence South 3°22'50" East 151.41 feet to the true point of beginning;

AND ALSO EXCEPT that portion, if any, of State Route No. 11 (Chuckanut Drive);

AND ALSO EXCEPT that portion, if any, of Puget Sound Power & Light Company right of way.