



200908240127

Skagit County Auditor

AFTER RECORDING MAIL TO:

8/24/2009 Page 1 of 3 3:38PM

Roger Parkinson

2129 Avenue Line
Section 26, Township 36 North, Range 4 EastFiled for Record at Request of:
First American Title Insurance Company

Space above this line for Recordors use only

GUARDIAN NORTHWEST TITLE CO.

96343-3

QUIT CLAIM DEED

File No: 4251-1341230 (ST)

Date: July 17, 2009

Grantor(s): Michelle R. Parkinson

Grantee(s): Roger Parkinson

Abbreviated Legal: SECTION 26, TOWNSHIP 36, RANGE 4; PTN. SW NE (AKA TRACT 3
SHORT PLAT NO. 4-75)

Additional Legal on page:

Assessor's Tax Parcel No(s): P121511 P50004

THE GRANTOR(S) Michelle R. Parkinson, a married woman, spouse of Roger Parkinson for and in consideration of establishing sole and separate property in hand paid, conveys and quit claims to Roger Parkinson, a married man, as his sole and 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(s) herein:

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

TRACT 3, SKAGIT COUNTY SHORT PLAT NO. 4-75, APPROVED MARCH 14, 1975, AND RECORDED MAY 18, 1975, IN VOLUME 1 OF SHORT PLATS, PAGE 24, UNDER AUDITOR'S FILE NO. 814766 RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, AND UTILITIES, OVER AND ACROSS A STRIP OF LAND BEING 30.00 FEET IN WIDTH IN A PORTION OF THE NORTHEAST 1/4 IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SAID 30.00 FOOT STRIP LYING 15.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 89°50'00" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 1,292.65 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE CONTINUE SOUTH 89°50'00" WEST ALONG SAID SOUTH LINE A DISTANCE OF 19.65 FEET; THENCE NORTH 01°13'14" WEST A DISTANCE OF 231.54 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY MARGIN OF THE PRAIRIE COUNTY ROAD, SAID INTERSECTION TO BE HEREINAFTER REFERRED TO A POINT X; THENCE SOUTH 48°47'45" EAST ALONG SAID NORTHEASTERLY MARGIN A DISTANCE OF 116.36 FEET TO A POINT OF CURVATURE IN SAID MARGIN; THENCE CONTINUE ALONG SAID MARGIN AND ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 542.96 FEET, THROUGH A CENTRAL ANGLE OF 24°39'46", AN ARC DISTANCE OF 233.72 FEET TO THE TRUE POINT OF BEGINNING OF SAID 30 FOOT EASEMENT STRIP; THENCE 12°37'55" EAST A DISTANCE OF 131.82 FEET; THENCE NORTH 27°01'50" WEST A DISTANCE OF 233.39 FEET; THENCE NORTH 33°20'00" WEST A DISTANCE OF 144.18 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 480.00 FEET, THROUGH A CENTRAL ANGLE OF 15°22'33" AN ARC DISTANCE OF 128.81 FEET TO A POINT IN SAID CURVE THAT IS NORTH 01°13'14" WEST A DISTANCE OF 365.33 FEET FROM BEFORE MENTIONED POINT X; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 480.00 FEET, THROUGH A CENTRAL ANGLE OF 18°47'49" AN ARC DISTANCE OF 157.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 67°30'22" WEST A DISTANCE OF 118.65 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 29°47'36" AN ARC DISTANCE OF 119.60 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°42'46" WEST A DISTANCE OF 199.22 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT Y; THENCE CONTINUE NORTH 37° 42'46" WEST A DISTANCE OF 335.24 FEET; THENCE NORTH 13°07'03" WEST A DISTANCE OF 80.39 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE TERMINUS OF SAID CENTERLINE;

AND ALSO AN EASEMENT FOR SAID PURPOSES BEING 30.00 FEET IN WIDTH AND LYING 20.00 FEET NORTHERLY AND 10.00 FEET SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT BEFORE MENTIONED POINT Y; THENCE NORTH 87°38'00" EAST ALONG SAID LINE A DISTANCE OF 450.91 FEET TO A POINT THAT IS NORTH 01°13'14" WEST A DISTANCE OF 741.66 FEET FROM BEFORE MENTIONED POINT X; THENCE NORTH 87°43'15" EAST A DISTANCE OF 20.00 FEET TO THE TERMINUS OF SAID LINE.

 8-20-09
Michelle R. Parkinson



APN: P121511

Quitclaim Deed - continued

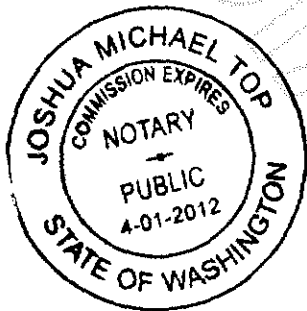
File No.: 4251-1341230 (ST)

Date: 07/17/2009

STATE OF WA)
)-ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **Michelle R. Parkinson**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-20-2009

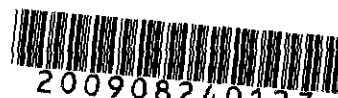


Joshua Michael Top
Notary Public in and for the State of
WASHINGTON
Residing at: BURLINGTON
My appointment expires: 4 / 01 / 2012

2597
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 24 2009

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



200908240127
Skagit County Auditor