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202204040037
04/04/2022 08:45 AM Pages: 1 of 4 Fees. $206.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022-1360
APR 04 2022
Amount Paid $ 0
Skagit Co. Treasurer
By JLB Deputy

When Recorded Return to:

Anderson Hunter Law Firm
ATTN: Amy C. Allison
P. O. Box 5397
Everett, WA 98206

QUIT CLAIM DEED

Grantor: Alison Patrice Taylor and Robert William Taylor
Grantee: Robert W. Taylor and Alison P. Taylor, Trustees of the Robert W. Taylor and Alison P. Taylor Revocable Living Trust dtd 3.21.22
Legal Description (abbreviated): Ptn Lots 6-8, Block 101, Northern Pacific Addition TGW Abandoned RR ADJ
Assessor's Tax Parcel No: P58162, P31693, P100915

THE GRANTORS, Alison Patrice Taylor and Robert William Taylor, wife and husband, for and in consideration of transfer to a revocable trust and no additional consideration, hereby conveys and quit claims to the GRANTEE, Robert W. Taylor and Alison P. Taylor, Trustees of the Robert W. Taylor and Alison P. Taylor Revocable Living Trust dtd 3.21.22 all of the Grantor's interest in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein.

See Legal Description on Attached Exhibit A.

SKAGIT CO ASSESSOR NUMBERS: P58162, P31693, P100915

DATED this 21 day of March, 2022.

Alison Patrice Taylor

Alison Patrice Taylor

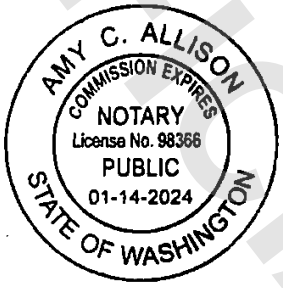
Robert William Taylor

Robert William Taylor

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me Alison Patrice Taylor and Robert William Taylor, wife and husband, to me known to be the Grantors, described in and who executed the within and foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN TO before me by Alison Patrice Taylor and Robert William Taylor on this 21 day of March, 2022.



PRINTED NAME: Amy C Allison
NOTARY PUBLIC
in and for the State of Washington
My commission expires: 1-14-24

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LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THE WEST 15 FEET OF LOT 6, ALL OF LOT 7 AND LOT 8, LESS THE WEST 5 FEET THEREOF, BLOCK 101, NORTHERN PACIFIC ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL B:

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, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 101 OF SAID PLAT;

THENCE NORTH 21°36'44" WEST ALONG THE WESTERLY LINE OF SAID BLOCK 101, A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 101;

THENCE NORTH 71°37'54" EAST, A DISTANCE OF 65.09 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 21°36'44" WEST, A DISTANCE OF 149.05 FEET;

THENCE NORTH 71°17'58" EAST, A DISTANCE OF 70.08 FEET;

THENCE SOUTH 21°36'44" EAST, A DISTANCE OF 149.45 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 101;

THENCE SOUTH 71°37'54" WEST ALONG THE NORTH LINE OF SAID BLOCK 101, A DISTANCE OF 70.10 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL C:

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT "RR" WHICH LIES BETWEEN THE NORTHWESTERLY EXTENSIONS OF THE SOUTHWESTERLY AND NORTHEASTERLY LINES OF THAT CERTAIN TRACT OF LAND CONVEYED TO LOREN D. WELCH, ET UX, BY THAT CERTAIN QUIT CLAIM DEED RECORDED JUNE 29, 1988, UNDER AUDITOR'S FILE NO. 8806290024, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TRACT RR:

TRACTS 1 AND 2, PLATE 7 IN SECTION 14, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, AND ALL THAT PART OF TRACT 1, PLATE 7, IN SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INITIAL POINT OF SAID TRACT 1 OF SECTION 23;

THENCE WEST 305 FEET;

THENCE SOUTH 70°44' WEST 855 FEET;

THENCE SOUTH 23° EAST 112 FEET;

THENCE NORTH 69°10' EAST, 136 FEET;

THENCE NORTH 70°53' EAST 533.5 FEET;

THENCE NORTH 73°12' EAST 444 FEET;

THENCE NORTH 17°45' EAST 32 FEET TO BEGINNING.

EXCEPTING AND EXCLUDING FROM SAID TRACTS 1 AND 2, PLATE 7, SAID SECTION 14, AND SAID DESCRIBED PORTION OF TRACT 1, PLATE 7, SECTION 23, AND ALL THAT PART THEREOF HERETOFORE CONVEYED TO THE FORMER GREAT NORTHERN RAILWAY COMPANY, NOW BURLINGTON NORTHERN RAILROAD COMPANY, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INITIAL POINT OF TRACT 1, PLATE 7, SAID SECTION 23;

THENCE SOUTH 17°45' WEST, 32 FEET;

THENCE SOUTH 73°12' WEST, 444 FEET;

THENCE SOUTH 70°53' WEST, 533 5/10 FEET;

THENCE SOUTH 69°10' WEST, 136 FEET;

THENCE NORTH 22°, NO MINUTES WEST, 40 FEET;

THENCE EASTERLY IN A DIRECT LINE A DISTANCE OF 970 FEET TO A POINT IN TRACT 1, PLATE 7, SECTION 23, WHICH POINT IS 40 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES, TO THE SECOND COURSE HEREIN DESCRIBED;

THENCE NORTHEASTERLY IN A DIRECT LINE A DISTANCE OF 200 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 17°45' EAST, 66 FEET FROM THE INITIAL POINT OF LOT 1, TRACT 1, SECTION 23;

THENCE SOUTH 17°45' WEST, 66 FEET TO THE PLACE OF BEGINNING.

(NOTE: SAID WELCH TRACT PARTIALLY OR WHOLLY ADJOINS LOTS 6, 7 AND 8 IN BLOCK 101, NORTHERN PACIFIC ADDITION TO ANACORTES, IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON).

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Parcel ID: P58162 , P31693, P100915

Commonly known as 2614 Oakes Ave, Anacortes, WA 982211315
However, by showing this address no additional coverage is provided

Recording jurisdiction: Skagit

ABBREVIATED LEGAL: PTN LOTS 6 AND 7, BLOCK 101, NORTHERN PACIFIC ADD.

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