



199909100108

Kathy Hill, Skagit County Auditor
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AFTER RECORDING MAIL TO:

Name FREDERICK D. HARDY
Address 2125 WINDSOR DR
City/State MOUNT VERNON, WA 98273

Quit Claim Deed


THE GRANTOR JUANITA HARDY, A MARRIED WOMAN

for and in consideration of SEPARATE COMMUNITY PROPERTY
WAC #458-61-340(1)

conveys and quit claims to FREDERICK D. HARDY, 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) therein:

SEE ATTACHED
SECTION 17, TOWNSHIP 34, RANGE 4; PORTION NE 1/4 - NW 1/4 AND NW 1/4 -
NE 1/4.

 **First American Title Insurance Company**

FIRST AMERICAN TITLE CO.
60056 E-2

(this space for title company use only)

31409
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SEP 10 1999

Amount Paid \$ *0*
Skagit County Treasurer
By: *[Signature]* Deputy

Assessor's Property Tax Parcel/Account Number(s):
340417-1-012-0209 (R25875)

Dated SEPTEMBER 9, 19 99

Juanita Hardy

JUANITA HARDY (Individual)

(Individual)

By _____ (President)
By _____ (Secretary)

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Tract C, Short Plat MV-16-76, located in Section 17, Township 34 North, Range 4 East, W.M., approved April 8, 1976, and recorded in Volume 1 of Short Plat, page 122, Auditor's File No. 833004, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress and egress over the following described property:

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the point where the South line of said Northwest 1/4 of the Northeast 1/4 intersects the West line of Windsor Drive and which point is the Northeast corner of Lot 35 of "COLLEGE HEIGHTS ADDITION", according to the plat recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington; thence North 16 degrees, 56'36" West along the projection of the West line of Windsor Drive if extended Northerly, a distance of 329.94 feet; thence South 89 degrees 38'14" East, a distance of 62.84 feet to a point which bears North 16 degrees 56'36" West along the projection of the East line of Windsor Drive if extended Northerly a distance of 329.94 feet from the Northwest corner of Lot 21 of College Heights Addition; thence South 16 degrees 56'36" East along said East line of Windsor Drive if projected Northerly, a distance of 329.94 feet to the Northwest corner of said Lot 21; thence North 8 degrees 38'14" West along the South line of said Northwest 1/4 of the Northeast 1/4 to the point of beginning; EXCEPT any portion of said Windsor Drive conveyed to the City of Mount Vernon by deed recroded March 23, 1961, under Auditor's File No. 605566.



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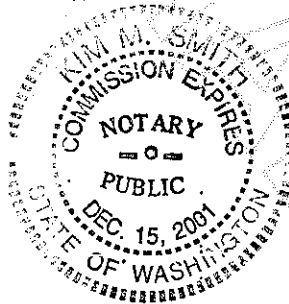
STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Jessita Hardy

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she
signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10 day of Sept. 1999



Kim M. Smith

Notary Public in and for the State of Washington,
residing at Mt. Vernon

My appointment expires 12/15/2001



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