



ORIGINAL

RETURN TO:

Patrick M. Hayden
Attorney at Law
P. O. Box 454
Sedro-Woolley, WA 98284

DOCUMENT TITLE(S) (or transactions contained herein):

Quit Claim Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S) (Last name, first name and initials):

1. Pedersen, Erik, as Personal Representative of the Estate of Chester H. Pedersen

2. Estate of Chester H. Pedersen, Skagit County Cause No. 99-4-00269-5

GRANTEE(S) (Last name, first name and initials):

1. Pedersen, Erik, as his separate estate

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

A portion of Government Lot 4 of Section 12, Township 35 North,
Range 7 East W.M.

Situated in Skagit County, Washington

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

P43529 / P42538

[] TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE [] OF DOCUMENT

QUIT CLAIM DEED

The Grantor, Erik Pedersen as Personal Representative of the Estate of Chester H. Pedersen, a married man, as his separate estate, the following described real estate, including any after-acquired interest of Grantor, situated in the County of Skagit, State of Washington.

PARCEL "A".

That portion of Government Lot 4 of Section 12, Township 35 North, Range 7 East W.M., lying Easterly of the road shown on the County road map as Cape Horn Road, which traverses said Government Lot in a Northerly-Southerly direction, and Southerly of S.S. Highway 17-A, now known as Highway 20, as conveyed to the State of Washington by Deed dated August 24, 1949, recorded October 28, 1949, in volume 236 of Deeds, page 342, as Auditor's File No. 437457; EXCEPT the 3 following described tracts:

- 1.) The South 75 feet for road purposes as conveyed to O. M. Steen, et ux, by deed dated November 17, 1941, filed November 19, 1941, as Auditor's file No. 346661;
- 2.) That portion, if any, lying Westerly of the Easterly line of those premises conveyed to the State of Washington by Deed dated November 1, 1949, filed January 5, 1950, as Auditor's File No. 440108, and recorded in Volume 237 of Deeds, page 288;

- 3.) Beginning at the Southwest corner of Lot 4, thence North on the West line of said Section 12, 145 feet; thence East at right angles from said West line 360 feet to the true point of beginning; thence North 37° West 320 feet to the point where the County road turns right; thence North 40° East 325 feet along the South line of the County road; thence South 37° East 230 feet to the North bank of the Skagit River; thence Westerly along the North bank of the Skagit River 325 feet; thence Northwesterly approximately 50 feet to the true point of beginning;

PARCEL "B".

That portion of Government Lot 4 of Section 12, Township 35 North, Range 7 East W.M., described as follows:

Beginning at the Southwest corner of Lot 4, thence North on the West line of said Section 12, 145 feet; thence East at right angles from said West line 360 feet to the true point of beginning; thence North 37° West 320 feet to the point where the County road turns right; thence North 40° East 325 feet along the South line of the County road; thence South 37° East 230 feet along the North bank of the Skagit River; thence Westerly along the North bank of the Skagit River 325 feet; thence Northwesterly approximately 50 feet to the true point of Beginning.



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Kathy Hill, Skagit County Auditor

EXCEPT therefrom the 2 following described tracts:

- 1.) That portion, if any, lying Westerly of the Easterly line of those premises conveyed to the State of Washington by Deed dated November 1, 1949, and recorded January 5, 1950, as Auditor's File No. 440108, in Volume 237 of Deeds, page 288;
- 2.) That portion, if any, lying within the right of way of the Cape Horn County road along the Westerly line thereof;

Subject to and together with easements of record.

DATED this 8 day of November, 1999.

ERIK PEDERSEN
as Personal Representative of the
Estate of Chester H. Pedersen

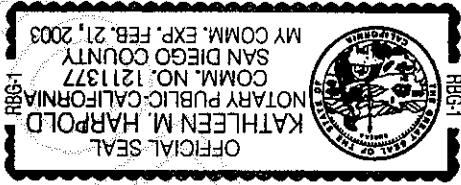
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
ss.

ON THIS DAY personally appeared before me Erik Pedersen, to me known to be the Personal Representative of the Estate of Chester H. Pedersen, who executed the within and foregoing instrument and acknowledged to me that he signed the same as the free and voluntary act and deed of the said Estate, for the purposes therein mentioned, and in his capacity as Personal Representative for Estate of Chester H. Pedersen.

GIVEN under my hand and official seal this 8th day of NOVEMBER, 1999.

Kathleen M. Harpold

Notary Public in and for the State of
California, residing at CARLSBAD
My Commission Expires: 2/21/2003
Print Name: KATHLEEN M. HARPOLD



Kathy Hill, Skagit County Auditor