



200209030132

Skagit County Auditor

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After recording return document to:

YOUNGQUIST & BETZ
Attorneys at Law
904 South Third Street
Mount Vernon, WA 98273

DOCUMENT TITLE: QUIT CLAIM (GIFT) DEED

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Vernon G. Simmons & Reta M. Simmons, Husband and Wife

ADDITIONAL GRANTORS ON PAGE ____ **OF DOCUMENT.**

GRANTEE(S): Robert E. Miner & Shelley M. Miner, Husband and Wife

ADDITIONAL GRANTEES ON PAGE ____ **OF DOCUMENT.**

ABBREVIATED LEGAL DESCRIPTION: Tract 47

Big Lake Water Front Tracts

ADDITIONAL LEGAL DESCRIPTION ON PAGE 1 **OF DOCUMENT**

ASSESSOR'S TAX /PARCEL NUMBER(S): P62027

QUIT CLAIM (GIFT) DEED

THE GRANTORS, VERNON G. SIMMONS & RETA M. SIMMONS, husband and wife, for and in consideration of love and affection and by way of gift, convey and quit claim to GRANTEES, ROBERT E. MINER & SHELLEY M. MINER, husband and wife, all of the Grantors' interests in and to the following-described real estate, situate in the County of Skagit, State of Washington:

Tract 47, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, Page 12, records of Skagit County, Washington, EXCEPT those portions conveyed to Skagit County For H.C. Peters Road No. 263 Extension, by Deeds recorded October 5, 1920, May 19, 1947, May 26, 1947, and September 9, 1947, under Auditor's File Nos. 145101, 404833, and 408561, respectively, TOGETHER WITH that vacated portion of Garden Drive which by law has reverted to said premises.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over, under, across and through the existing driveway access running across Tracts 45 and 46, of said Plat as the same existed on September 17, 1982, as reserved by document recorded September 22, 1982, under Auditor's File No. 8209220011, records of Skagit County, Washington.

SUBJECT TO all matters of record, if any, as of the date of this Deed. Reserving unto Grantor, Reta M. Simmons, a life estate in the subject real estate so long as the said Reta M. Simmons continues to use said property as her permanent residence. This life estate shall not include any rents or profits derived, directly or indirectly, from or out of said real estate.

(THIS IS A GIFT DEED)

DATED this 30th day of August, 2002.

Vernon G. Simmons
VERNON G. SIMMONS

Reta M. Simmons
RETA M. SIMMONS

4082
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 03 2002

Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy



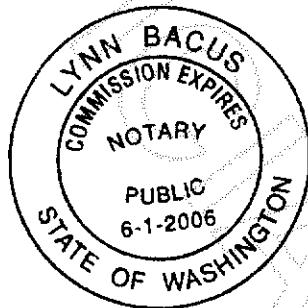
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STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this day personally appeared before me, VERNON G. SIMMONS and RETA M. SIMMONS, to me known to be individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30th day of August, 2002.



Lynn Bacus
Notary Public in and for the State of Washington.
Residing at Mount Vernon
My commission expires: 6-1-06



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