

When Recorded Return To:

Hendricks - Bennett, PLLC  
402 Fifth Avenue South  
Edmonds, WA 98020



200212170021

Skagit County Auditor

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Grantor: Ellinor Jean Pettersen, as her separate estate  
Grantee: Peter Andreas Pettersen & Michelle Ann Pettersen, husband and wife  
Legal: Lot No. 52 of subdivision 4 RANCHO SAN JUAN DEL MAR, according  
to the recorded plat thereof in the office of the Auditor of Skagit County,  
Washington  
Parcel No.: 3975-000-052-0002 & 3975-000-051-0102

## QUIT CLAIM DEED

The undersigned Grantor, Ellinor Jean Pettersen, a single person, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, conveys and quit claims to Peter Andreas Pettersen & Michelle Ann Pettersen, husband and wife, any and all interest he or she may have in the following described real property, situated in the County of Snohomish, State of Washington:

### Parcel A:

Lot No. 52 of subdivision 4 RANCHO SAN JUAN DEL MAR, according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington.

### Parcel B:

The Southwesterly 10 feet of Lot 51, as measured at right angles to the Southwesterly line thereof, "Rancho San Juan Del Mar, Subdivision No. 4", according to the plat recorded in Volume 6 of plats, pages 19 to 22 inclusive, records of Skagit County, Washington.

Together with that portion, if any, of vacated Rosario Road, as vacated under Commissioner's File Nos. 10766 and 12309, that has reverted to said premises by operation of law.

Parcel C:

That portion of Government Lot 3, Section 11, Township 34 North, Range 1 East, W.M., being also portions of vacated Rosario Road as vacated under Commissioner's File Numbers 10766 and 12309, being more particularly described as follows:

Beginning at the Southeasterly corner of Lot 52, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 4," according to the Plat recorded in Volume 6 of Plats, pages 19 to 22, inclusive, records of Skagit County, Washington; thence South 39° 38' 00" East along the Southeasterly projection of the Northeasterly line of said Lot 52, a distance of 95.28 feet to the Northwesterly Right-of-way line of the Rosario Road; thence South 45° 58' 00" West, along said Right-of-way, a distance of 47.13 feet to a point that bears South 40° 44' 00" East from the Southwesterly corner of said Lot 52; thence North 40° 44' 00" West, to the Southwest corner of said Lot 52, a distance of 87.40 feet; thence along the Southeasterly line of said Lot 52 in a Northeasterly direction an arc length of 50.01 feet to the TRUE POINT OF BEGINNING.

Parcel D:

That portion of Government Lot 3, Section 11, Township 34 North, Range 1 East, W.M. being also portions of vacated Rosario Road as vacated under Commissioner's File Numbers 10766 and 12309, being more particularly described as follows:

Any and all interest that the Grantor may have in vacated portions of Rosario Road that attach by operation of laws to the Southwesterly 10 feet of Lot 51 of "Rancho San Juan Del Mar, Subdivision No. 4," according to the plat recorded in Volume 6 of Plats, pages 19 to 22 inclusive, records of Skagit County, Washington as previously referred to in that certain Warranty Deed dated April 19, 1972, and recorded on April 21, 1972 under Skagit County Auditor's File No. 767274.

SUBJECT TO: RIGHT OF FIRST REFUSAL: --- In the event Peter Andreas Pettersen & Michelle Ann Pettersen convey the property described above for monetary value, they shall first offer said property to John Eric Pettersen or his assigns at a price equal to the average of three agreed upon appraiser's valuations less five percent (5%). The costs of the appraisals shall be shared equally between both parties. In the event, John Eric Pettersen declines to purchase the above described property, he shall record written notice of his waiver. In the event, John Eric Pettersen is deceased at



the time the property is offered to him pursuant to this provision, a recorded death certificate shall serve as waiver of this First Refusal requirement.

DATED this 16<sup>th</sup> day of December, 2002.

J. Eric Pettersen, P.O.A. Ellenor Jean Pettersen  
Ellenor Jean Pettersen

STATE OF WASHINGTON }  
COUNTY OF Snohomish } ss.

On this day personally appeared before me J. Eric Pettersen, P.O.A. for Ellenor Jean Pettersen to me known to be the individual described in and who executed the within and foregoing instrument as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16<sup>th</sup> day of December, 2002.

[Signature]  
Printed name: Matthew K. Hendricks  
Notary Public in and for the State of Washington  
Residing at: Edmonds, WA  
Commission Expires: 6/19/2004  
**NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
JUNE 19, 2004**

#5872  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 17 2002

Amount Paid \$ 3909.12  
Skagit Co. Treasurer  
By [Signature] Deputy



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