

WHEN RECORDED RETURN TO:

Name: Daniel B. Ader
Address: 17049 Barrel Springs Lane
City, State, Zip Bellingham, WA 98226



200301230175
Skagit County Auditor

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Island Title Company

QUIT CLAIM DEED

Maria Moonshower (formerly Maria Ader) or Debra M. Ader, THE GRANTOR

for and in consideration of a clear title
conveys and quit claims to a single man, Daniel B. Ader, THE GRANTEE

the following described real estate, situated in the County of Skagit, State of Washington,
together with all after acquired title of the grantor(s) herein:

attached
NW NW SW
section 12, township 36 range 3

Situated in Skagit County, Washington.

Tax Account No. 360312-3-004-0308
P47817

#340
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DATED January 15, 2003, 2003
Maria Moonshower

JAN 23 2003
Amount Paid \$
Skagit County Treasurer/
Deputy
By: [Signature]

STATE OF Washington)
COUNTY OF Whatcom)
ss.

COUNTY OF _____)
ss.

On this day personally appeared before me
Maria Moonshower to me known
to be the individual described in an
d who executed the within and foregoing instrument, and
acknowledged that _____ signed the
same as _____ free and voluntary
act and deed, for the uses and purposes therein mentioned.

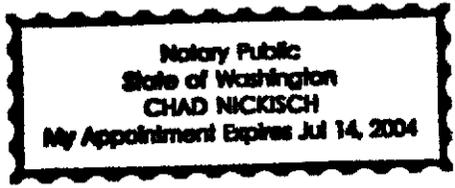
On this _____ day of _____, 19____
before me, the undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared _____
and _____
to me known to be the _____ President and _____
Secretary, respectfully, of _____
the corporation that executed the foregoing instrument, and
acknowledged the said instrument to be the free and voluntary act and
deed of said corporation, for the uses and purposes therein mentioned,
and on oath stated that _____ authorized to execute
the said instrument and that the seal affixed is the corporate seal of said
corporation.

GIVEN under my hand and official seal this
15th day of January, 2000-2003

Witness my hand and official seal hereto affixed the day and
year first above written.

[Signature]
Notary Public in and for the State of Washington
Residing at Bellingham

Notary Public in and for the State of Washington,
residing at _____



STATE OF WASHINGTON)

SB-4055

EXHIBIT "A"

PARCEL A:

The West Half of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 12, Township 36 North, Range 3 East of the Willamette Meridian, as measured along the Northerly and Southerly lines thereof; also known as Lot 8 of Survey recorded January 13, 1975, in Volume 1 of Surveys, page 121, under Auditor's File No. 812295, records of Skagit County, Washington.

PARCEL B:

A non-exclusive easement for access and utilities within the North Half of the Southwest Quarter of Section 12, Township 36 North, Range 3 East of the Willamette Meridian, lying 30 feet each side of the following described centerline "A" and "B", EXCEPT any portion of said easements lying within the above described main tract:

CENTERLINE "A":

Commencing at the West Quarter corner of said Section 12;
thence South $00^{\circ}55'00''$ West along the West line of said Section 12, a distance of 659.26 feet;
thence South $88^{\circ}56'13''$ East, a distance of 986.14 feet to the Southwest corner of the East Half of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter, being the true point of beginning of this easement;
thence continue South $88^{\circ}56'13''$ East, a distance of 328.71 feet to the Southeast corner of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter;
thence North $01^{\circ}04'09''$ East along the East line of the Northwest Quarter of the Southwest Quarter, a distance of 147.54 feet;
thence South $88^{\circ}53'14''$ East parallel with the North line of the Southwest Quarter, a distance of 1056.51 feet to the West line of the County road, being the terminal point of said easement.

continued.

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PARCEL B continued:

CENTERLINE "B":

Commencing at the West Quarter corner of said Section 12;
thence South 00°55'00" West along the West line of said Section 12, a
distance of 659.26 feet;
thence South 88°56'13" East, a distance of 986.14 feet to the Southwest
corner of the East Half of the Northeast Quarter of the Northwest Quarter of
the Southwest Quarter, being the true point of beginning of this easement;
thence North 88°56'13" West, a distance of 28.03 feet;
thence South 13°14'39" West, a distance of 411.30 feet;
thence North 89°16'58" West, a distance of 213.49 feet to the West line of
the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of
said Section 12;
thence North 00°59'34" East along the West line of the Southeast Quarter of
the Northwest Quarter of the Southwest Quarter of said Section 12, a distance
of 372.96 feet to a point which bears South 00°59'34" West from the Northwest
corner of the Southeast Quarter of the Northwest Quarter of the Southwest
Quarter of said Section 12;
thence North 88°56'13" West parallel with the North line of the Southwest
Quarter of the Northwest Quarter of the Southwest Quarter of said Section 12,
a distance of 388.69 feet to the terminal point of said easement.

ALL situated in Skagit County, Washington.

- END OF EXHIBIT "A" -

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