

When Recorded, Return To:
Goddard & Montoure
PO Box 1013
Mount Vernon, WA 98273



200303260185
Skagit County Auditor

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QUIT CLAIM DEED

Grantor: Kristi Evelyn Hanna

Grantee: Michael Wayne Hanna

Assessor's Tax Parcel #: R 340422-4-023-0104, P 27594

THE GRANTOR, Kristi Evelyn Hanna for and in consideration of the terms of Decree of Dissolution entered in Skagit County Superior Court under Skagit County Cause No. 02-3-00505-1 conveys and quit claims to the grantee, Michael Wayne Hanna the following described real estate, together with all after acquired title of the grantor therein.

Commonly known as: 126 and 130 Lee Lane, Mount Vernon, Washington 98273

And Legally known as: Tract 4A of Skagit County Short Plat No. 45-80, approved August 13, 1980, recorded August 20, 1980, in Volume 4 of Short Plats, page 159, under Auditor's file No. 8098200005, being a portion of the East ½ of the West ½ of the Northeast ¼ of the Southeast ¼ of Section 22, Township 34 North, Range 4 East, W.M., and as Amended by Boundary Line Adjustment recorded July 25, 1985, under Auditor's file No. 8507250030.

Subject to: exceptions contained in First American Title-Skagit County Preliminary Commitment for Title Insurance, order # 51034, as more fully described in Exhibit "A" attached hereto and by this reference made a part hereof.

Situate in the County of Skagit, State of Washington.

EXHIBIT

"A4"

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: Pope & Talbot, Inc.
Dated: JULY 12, 1946
Recorded: JULY 25, 1946
Auditor's No.: 374313
As Follows:

"...reserving use of old logging road along East line and across Southeast corner thereof for road purposes as a means of access to property in Section 22 and 27, in said Township, until County road is provided."

B. RESERVATIONS CONTAINED IN INSTRUMENT:

From: Lena Decker
Recorded: MAY 18, 1979
Auditor's No.: 7905180053
As Follows:

"It is further agreed by and between the parties that the Seller shall have the unrevocable right to live in said home as long as she so desires."

C. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT, SOME OF WHICH MAY HAVE CHANGED OR EXPIRED WITHOUT NOTICE ON THE PUBLIC RECORD:

Short Plat No.: 46-80
As Follows:

- 1.) All maintenance and construction of private roads are the responsibility of the lot owners;
- 2.) Short Plat Number and Date of Approval shall be included in all Contracts and Deeds;
- 3.) Zoning - Residential;
- 4.) Water - P.U.D.; and
- 5.) Sewage - Individual Septic Tanks.

D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SHORT PLAT:

"...reserving use of old logging road along East line and across Southeast corner thereof for road purposes as a means of access to property in Section 22 and 27, in said Township, until County road is provided."

E. Declaration of Easement, Covenants and Road Maintenance Agreement, as recorded October 31, 1988, under Auditor's File No. 8810310028. (Copy attached)



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