



200304010021

Skagit County Auditor

AFTER RECORDING MAIL TO:

4/1/2003 Page

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2 9:45AM

KEITH MAGEE

P.O. BOX 698

ANACORTES, WA 98221

A72792

Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO.

ACCOMMODATION RECORDING ONLY

Quit Claim Deed

m9056

THE GRANTOR KEITH C. MAGEE, A Married Man as his sole and separate property, for and in consideration of WAC NO. 458-61-375(1) conveys, and quit claims to KEITH C. MAGEE, TRUSTEE OF THE KEITH C. MAGEE LIVING TRUST DATED DECEMBER 27, 1978, AS AMENDED AND RESTATED the following described real estate, situated in the County of SKAGIT, State of Washington, together with all after acquired title of the grantor(s) therein:

See Exhibit A attached hereto and made a part hereof.

Lot 45, 46 and Tidelands - Anaco Beach

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey."

#1544

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 01 2003

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Assessor's Property Tax Parcel Account Number(s): 3858-000-045-0000 P116188, 3858-000-046-0003
P61853, 350134-0-007-0001 P32515

Dated March 25, 2003

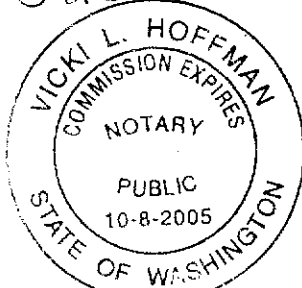
KEITH C. MAGEE

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss

I certify that I know KEITH C. MAGEE or have satisfactory evidence that is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-25-03



Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes

My appointment expires: 10-8-05

Exhibit A

PARCEL "A":

Tract 45, "ANACO BEACH", as per plat recorded in Volume 5 of Plats, Page 4, records of Skagit County, Washington;

EXCEPT that portion of Tract 45, "ANACO BEACH", as per plat recorded in Volume 5 of Plats, Page 4, records of Skagit County, Washington, described as follows:

Commencing at the Northeast corner of said Tract 45; thence South 58 degrees 44' 07" West, along the North line of said Tract 45, a distance of 398.91 feet to the true point of beginning; thence continue South 58 degrees 44' 07" West a distance of 82.58 feet; thence South 31 degrees 15' 23" East a distance of 10.76 feet; thence North 58 degrees 44' 07" East a distance of 82.58 feet; thence North 31 degrees 15' 53" West a distance of 10.76 feet to the true point of beginning.

PARCEL "B":

Tract 46, "ANACO BEACH", as per plat recorded in Volume 5 of Plats, Page 4, records of Skagit County, Washington;

EXCEPT the following described tract:

Commencing at the Southeast corner of said Lot 48; thence South 51 degrees 53' 54" West, along the South line of said Lot 46, a distance of 207.06 feet to the true point of beginning; thence continue South 51 degrees 53' 54" West a distance of 28.82 feet; thence North 10 degrees 21' 18" East a distance of 21.56 feet; thence South 79 degrees 38' 42" East a distance of 19.12 feet to the true point of beginning.

PARCEL "C":

That portion of Tract 2, "PLATE NO. 2, ANACORTES TIDE AND SHORE LANDS" in Section 34, Township 35 North, Range 1 East, W.M., according to the official map on file at the office of the State Land Commissioner at Olympia, Washington lying between the North line of Tract 45 and the South line of Tract 46, "ANACO BEACH", as per plat recorded in Volume 5 of Plats, Page 4, records of Skagit County, Washington, extended Westerly.



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