

WHEN RECORDED RETURN TO:

Mr. and Mrs. Charles J. Cruse
23792 Prairie Rd
Sedro Woolley, WA 98284-8595



200304160026
Skagit County Auditor

4/16/2003 Page 1 of 2 8:39AM

QUIT CLAIM DEED

The Grantors, Charles J. Cruse and Patricia A. Cruse, who took title as Patricia J. Cruse, husband and wife,

for no consideration and as a transfer to their revocable living trust, convey and quit claim to Charles J. Cruse and Patricia A. Cruse, Trustees of the Cruse Family Trust, dated April 2, 2003, Charles J. Cruse and Patricia A. Cruse, Trustors and/or Trustees,

the following real property, located in the County of Skagit, State of Washington, including any interest therein which Grantors may hereafter acquire:

Por of NE 1/4 of NE 1/4 of Sec 25, Twp 36 N, Rg 4 E

See legal description attached hereto and marked Exhibit "A" (legal on page 2).

Assessor's Parcel No.: 360425-1-001-0403 / P104959

SUBJECT TO: all conditions, contracts, covenants, restrictions, reservations, easements and agreements of record, if any.

DATED this 2nd day of April, 2003.

Charles J. Cruse

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1754

APR 15 2003

Patricia A. Cruse

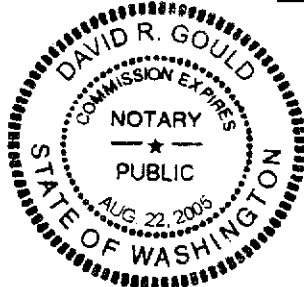
STATE OF WASHINGTON)

COUNTY OF KING)

SS, Amount Paid \$
Skagit Co. Treasurer
By David R. Gould Deputy

On this day personally appeared before me, Charles J. Cruse and Patricia A. Cruse, to me known to be the 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.

WITNESS my hand and official seal this 2nd day of Apr. 1, 2003.



David R. Gould
Notary Public in and for the State of Washington,
residing at Bellingham

My Commission Expires: 8/22/05

(Notary Seal 1" above bottom margin)

EXHIBIT "A"

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the Northeast $\frac{1}{4}$ of said Section 25;
thence Easterly along the North line of said Section 25 a distance of 1,289.0 feet to the point of intersection with the Burlington Northern & Santa Fe Railroad Company's (formerly Norther Pacific Railway Company's) Seattle to Sumas, Washington Branch Line Main Track centerline, as now located and constructed;
thence continuing Easterly along said North line to the point of intersection with a line drawn parallel with and distant 50.00 feet Easterly of, as measured at right angles to, said Main Track centerline, said point being the TRUE POINT OF BEGINNING of the parcel to be described;
thence continuing Easterly along said North line to a point of intersection with a line drawn parallel to and distant 150.00 feet Easterly of, as measured at right angles to, said Main Track centerline, said point also being South $89^{\circ}58'03''$ West a distance of 1,224.69 feet, more or less, from the Northeast corner of Section 25, and also the Northwest corner of a tract conveyed to James C. Burress, etux, by deed recorded July 18, 1986, under Auditor's File No. 8607180068;
thence South $01^{\circ}33'02''$ West, along the East margin of the railroad property, a distance of 270.10 feet to the Southwest corner of said Burress tract;
thence North $89^{\circ}58'03''$ East, along the South line of said Burress tract, a distance of 229.88 feet;
thence South $01^{\circ}33'02''$ West a distance of 858.13 feet to a point 169.2 feet North of and parallel to the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25;
thence North $89^{\circ}45'58''$ West, along a line that is 169.2 feet North of and parallel to the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 25, a distance of 314.64 feet to the West line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North $00^{\circ}39'00''$ East, along said West line, a distance of 240.20 feet to the Southerly line of a tract conveyed to the Northern Pacific Railway Company by deed recorded June 5, 1913 in Volume 92 of Deeds, page 200, under Auditor's File No. 96947;
thence North $88^{\circ}26'58''$ West, along said Southerly line, to a point of intersection with a line drawn parallel to and distant 50.00 feet Easterly of, as measured at right angles to, said Main Track centerline;
thence Northerly, along said line, to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington

END OF EXHIBIT "A"



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