

After recording, return to:
Deborah Elias-Amsden
2706 17th Avenue S.
Seattle, WA 98144



200306160303
Skagit County Auditor

6/16/2003 Page 1 of 4 2:49PM

Filed for Record at the Request of:
Deborah Elias-Amsden
2706 17th Ave. S., Seattle, WA. 98144

Document Title: Quit Claim Deed
Reference Number: N/A
Grantor: James Lyle Amsden
Grantee/Beneficiary: Deborah Elias-Amsden
Abbreviated Legal Description: Ptn. SE ¼ & Gov. Lot 9, 19-35-9 EWM See Attachment Exhibit A

Assessor's Tax Parcel ID Number: 350919-1-002-0005 / P44518

QUIT CLAIM DEED

THE GRANTOR, James Lyle Amsden, a married person, for and in consideration of a Dissolution of Marriage under King County Cause No. 03-3-08224-8 SEA, conveys and quits claim to Deborah Elias-Amsden, as her separate property, all interest in the following described real estate, situated in the County of Skagit, State of Washington, see Attachment Exhibit A, together with all after acquired title of the Grantor therein:

Ptn. SE ¼ & Gov. Lot 9, 19-35-9 EWM See Attachment Exhibit A

2906
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: 4/25/03

JUN 16 2003

James Lyle Amsden
James Lyle Amsden

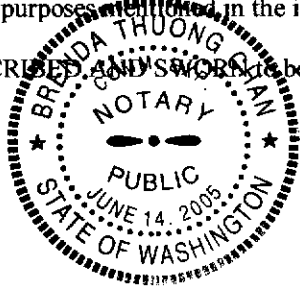
STATE OF WASHINGTON

COUNTY OF KING

Amount Paid \$ 0
Skagit Co. Treasurer
By *DC* Deputy

I certify that I know or have satisfactory evidence that James Lyle Amsden is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN to before me this 25 day of April, 2003.



Brenda Thuong Han
Notary Public in and for the State of Washington,
residing at Seattle
My appointment expires 6-14-05

EXHIBIT "A"

That portion of the Southeast Quarter of the Northeast Quarter of Government Lot 9 in Section 19, Township 35 North, Range 9 East of the Willamette Meridian, lying Westerly of Hooper Creek as said creek existed on June 13, 1942, and North of Sauk Valley Road;

EXCEPT that portion condemned by Skagit County for road purposes under Skagit County Superior Court Cause No. 21057;

AND EXCEPT the following described tracts:

1. That portion of said Southeast Quarter of the Northeast Quarter, described as follows:
Beginning at the intersection of the center of Hooper Creek and the North margin of the County road as said creek and road existed on April 10, 1958;
Thence West along said road 300 feet;
Thence North 175 feet;
Thence East 225 feet, more or less, to the center of Hooper Creek, as it so existed;
Thence along said center Southerly to the point of beginning.
2. That portion of the Southeast Quarter of the Northeast Quarter and of Government Lot 9, Section 19, Township 35 North, Range 9 East of the Willamette Meridian, described as follows:
Beginning at a point on the North line of the Sauk Valley County Road which lies 460 feet East of the West line of said subdivision as measured along the South line of said subdivision;
Thence North parallel with the West line of said subdivision to the Skagit River;
Thence Westerly along the South line of said river to the West line of said subdivision;
Thence South along said West line to the North line of the Sauk Valley County Road;
Thence Easterly along the North line of said road to the point of beginning.

continued



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EXHIBIT 'A' continued:

3. That portion of the Southeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 9 East of the Willamette Meridian, lying Southerly and Easterly of a line described as follows:
Beginning at the intersection of the center of Hooper Creek and the North margin of the County road as creek and road existing on April 10, 1958;
Thence West along said road 300.00 feet to a point designated as Point "B";
Thence North 175.00 feet;
Thence East 225.00 feet, more or less, to the center of Hooper Creek as it existed on June 13, 1942, said point designated as Point "A";
Thence beginning at Point "B";
Thence along said North margin of County road along a curve to the left having a radius of 5,770.00 feet through a central angle of 00°19'10" and a radius point which bears South 13°35'36" East from the last described point (Point "B");
Thence along said curve to an intersection with an existing fence said point bearing North 33°06'00" West a distance of 1,078.98 feet from the East Quarter corner of said Section 19, being the beginning point of the herein described line;
Thence along said fence the following four courses and distances;
Thence North 12°11'40" West a distance of 170.11 feet;
Thence North 69°28'49" East a distance of 95.21 feet;
Thence South 20°52'50" East a distance of 15.36 feet;
Thence South 77°24'31" East a distance of 17.15 feet;
Thence South 88°42'47" East a distance of 137.00 feet to the centerline of said Hooper Creek as it existed on June 13, 1942;
Thence along the centerline thereof to Point "A" as described within this description and the terminus of said line.

Basis of bearing of this description is the East line of the said Northeast Quarter being North 00°44'10" East.

continued



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EXHIBIT 'A' continued:

4. Beginning at the Southwest corner of that certain tract conveyed to Melvin D. and Mary Pat Rawlings in Statutory Warranty Deed filed under Auditor's File No. 9211040083, said corner also being the Southeast corner on the North right of way line of the Sauk Valley Road as shown on that certain record of Survey filed in Volume 17 of Surveys at page 22, under Auditor's File No. 9505170013; Thence North 01°04'32" East along the West line of said Rawlings tract as shown on said Survey 175.00 feet; Thence South 87°38'15" East along the North line of said Rawlings tract as shown on said Survey 122.74 feet to an existing rebar and cap; Thence continuing South 87°38'15" East 101.39 feet, more or less, to the centerline of Hooper Creek; Thence North 33°08'34" West along said centerline 51.39 feet; Thence North 56°01'49" West along said centerline 16.16 feet; Thence South 81°07'17" West 62.32 feet to a point on the North side of a 26 inch diameter Douglas Fir; Thence continuing South 81°01'17" West 83.34 feet to the Northwest face of a 4 X 4 post at the East end of an existing wood fence; Thence along said fence South 70°36'37" West 100.35 feet to the Southwest side of an existing power pole; Thence South 9°13'37" East on a line that hits the West side of an existing power pole a distance of 165.35 feet to the North right of way line of Sauk Valley Road; Thence Easterly along said North right of way line through a curve concave to the South having a radius of 5,770.00 feet a distance of 26.36 feet through a central angle of 0°15'42" to the point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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