

When recorded return to:
Janine A. Lawless
6018 Seaview Ave NW
Seattle, WA 98107



200306260004
Skagit County Auditor

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QUITCLAIM DEED

THE GRANTOR, **KIM LEBERT**, a married man as his separate property, for and in consideration of creating community property, conveys and quitclaims to **KIM LEBERT and JULIA T. LEBERT, husband and wife**, GRANTEES, all of the Grantor's interest which is an undivided Fifty Percent (50%) interest as tenant in common with the Ramona A. McMoran Trust, in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein, legally described as:

THAT PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 28 DEGREES WEST, 40 FEET FROM THE NORTHEAST CORNER OF BLOCK 1, "RIVER VIEW ADDITION TO THE TOWN OF AVON", ACCORDING TO THE RECORDED PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 3 OF PLATS, PAGE 21; THENCE SOUTH 62 DEGREES WEST 300 FEET; THENCE NORTH 28 DEGREES WEST 285.8 FEET TO THE EAST AND WEST CENTER LINE OF SAID SECTION 12; THENCE EAST ALONG SAID CENTER LINE 339 FEET; THENCE SOUTH 28 DEGREES EAST 144.1 FEET TO THE POINT OF BEGINNING, EXCEPT HIGHWAY, AND

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST W.M., EXCEPT THE NORTH 20 RODS THEREOF, AND EXCEPT COUNTY ROADS, AND FURTHER EXCEPTING THE WEST 10 ACRES FROM THE BALANCE.

Parcel Numbers P21641 and P21527
(Account Numbers 340312-2-013-0004 and 340312-0-017-0004)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3056
JUN 25 2003

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Upon recording of this deed, the interests in the subject property will be as follows:

Kim Lebert & Julia T. Lebert	50%
Ramona A. McMoran Trust	50%

Dated May 14, 2003

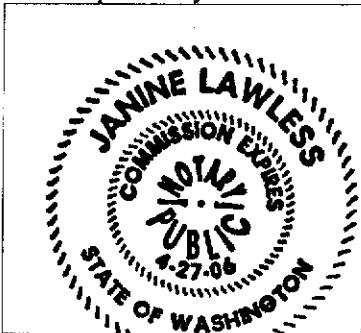
Kim Lebert
 KIM LEBERT
 Please do not sign in 1" margin stop here

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

On this day personally appeared before me **KIM LEBERT**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 14 day of May, 2003.

Please put notary seal inside box



M:\VAL\CLIENTS\LEBERT, J&K\LEBERTK1.QCD

[Signature]
 Please do not sign in 1" margin stop here
 PRINT NAME: JANINE A. LAWLESS
 Notary Public for the State of Washington
 My Commission Expires 4-17-06



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