

AFTER RECORDING RETURN TO:

William R. Allen
PO Box 437
Sedro-Woolley, WA 98284



200306260164

Skagit County Auditor

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Grantor. Strinden, Duane N. and Strinden, LaDonna M.
Grantee. Miller, Richard and Tina
Abbrev. Leg. Ptn of NE ¼ and the SE ¼ of Sec. 35, T36 N, R4E, WM
Tax Parcel Nos. 360435-1-011-0008, 360435-4-001-0002, 360435-4-003-0002 & 360435-4-006-0108

QUIT CLAIM DEED WITH RESERVATION OF LIFE ESTATE AND RESERVATION OF WELL EASEMENT

RECITALS

DUANE N. STRINDEN and LaDONNA M. STRINDEN, husband and wife, are owners of the real property described on EXHIBITS A and B, which are attached hereto and by this reference incorporated herein.

They wish to convey the property described on EXHIBIT A to their daughter and son-in-law, while reserving a life estate in themselves. They also wish to grant and reserve the easements described in EXHIBIT A to burden and benefit the property being conveyed (described on EXHIBIT A) and the property they will continue to own (described on EXHIBIT B). In addition, they wish to reserve an easement for the use of the well located on the property described on EXHIBIT A for the benefit of themselves and future owners of the property described on EXHIBIT B, for so long as they or their lineal descendants own the property described on EXHIBIT B.

THEREFORE, THE GRANTORS, DUANE N. STRINDEN and LaDONNA M. STRINDEN, husband and wife, in consideration of love and affection and for the purpose of making a gift to their daughter and son-in-law, convey and quit claim to

THE GRANTEES, RICHARD MILLER and TINA MILLER, husband and wife, 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:

For description see EXHIBIT A, attached hereto and incorporated herein,

RESERVING HOWEVER, a life estate to the GRANTORS, or the survivor of them, in the property conveyed herein.

WELL USE EASEMENT

THE GRANTORS ALSO RESERVE an easement for the use of the well currently located on the parcel described on EXHIBIT A. The easement is for joint use of the well and right to the water therein for the properties described on EXHIBITS A and B, attached hereto. The easement shall include an easement for the water line running from the well to grantors' property (EXHIBIT B), including the right to repair and maintain the water line within a strip of land 10 feet in width, five feet each side of the water line, running from the well referenced above to the grantors' property (EXHIBIT B).

Repair and maintenance of the well site and any pumps, equipment or pipelines serving both properties shall be the joint responsibility of the owners of properties described on EXHIBITS A and B. The repair and maintenance of any water line or equipment serving only one property shall be the responsibility of the owners of that parcel.

The easements and covenants contained herein shall run with lands described herein and shall extend to and be binding on the heirs, successors, and assigns of the owners of said lands FOR SO LONG as the grantors or their lineal descendants are owners of the property described on EXHIBIT B, or any portion of it. However, at such time as the grantors or their lineal descendants no longer own any interest in any of the property described on EXHIBIT B, this easement shall automatically terminate without necessity of any further action or documentation.

Dated 3 June -, 2003.

Duane N. Strinden
DUANE N. STRINDEN

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3098

JUN 26 2003

Amount Paid \$
By LaDonna M. Strinden Deputy
Skagit Co. Treasurer

LaDonna M. Strinden
LaDONNA M. STRINDEN

Richard Miller
RICHARD MILLER

Tina Miller
TINA MILLER



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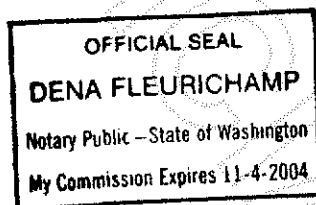
STATE OF WASHINGTON)

: ss

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that DUANE N. STRINDEN and LaDONNA M. STRINDEN are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated June 3, 2003.



Dena Fleurichamp
Printed Name Dena Fleurichamp
NOTARY PUBLIC in and for the State of
Washington, residing at 3200 1st Ave
My appointment expires: 11/4/2004

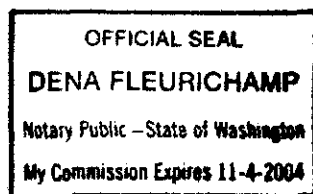
STATE OF WASHINGTON)

: ss

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that RICHARD MILLER and TINA MILLER are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated June 3, 2003.



Dena Fleurichamp
Printed Name Dena Fleurichamp
NOTARY PUBLIC in and for the State of
Washington, residing at 3200 1st Ave
My appointment expires: 11/4/2004



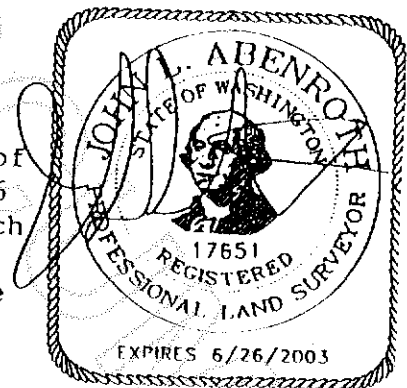
**EXHIBIT A
LEGAL DESCRIPTION**

That portion of the northwest quarter of the southeast quarter and the southwest quarter of the northeast quarter of Section 35, Township 36 North, Range 4 East, W.M. described as follows:

Commencing at the northwest corner of the northwest quarter of the southeast quarter of said Section 35; thence S 83°39'28"E along the north line of the northwest quarter of the southeast quarter of said Section 35, a distance of 582.62 feet to the point of beginning of this description; thence N 7°11'00"E, a distance 142.31 feet; thence N 49°15'55"W, a distance of 43.48 feet; thence N 69°18'02"W, a distance of 163.87 feet; thence N 81°20'07"W, a distance of 125.22 feet to a point on the south line of Short Plat #125-78 recorded in Volume 2 of Short plats at page 239, thence along the south line of Short Plat #125-78 through the following 6 courses; N 68°45'10"E, a distance of 88.08 feet; N 85°08'10"E, a distance of 107.93 feet; S 85°18'06"E, a distance of 406.57 feet; S 75°33'27"E, a distance of 162.69 feet; S 72°06'25"E, a distance of 190.26 feet; thence S 25°26'37"W, a distance of 224.54 feet; thence N 80°18'23"W, a distance of 223.24 feet; thence S 15°25'32"W, a distance of 304.22 feet; thence N 89°50'24"W, a distance of 92.69 feet; thence S 5°41'01"W, a distance of 880.01 feet; thence N 84°34'10"W, a distance of 210.93 feet; thence N 7°11'00"E, a distance of 1167.98 feet to the point of beginning of this description.

Containing 10.00 acres.

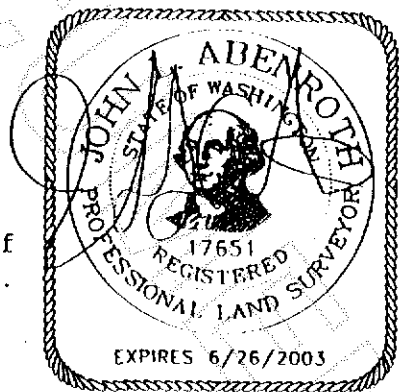
TOGETHER WITH a twenty (20) foot wide easement for ingress, egress and utilities, over, across and through a portion of the southwest quarter of the northeast quarter of Section 35, Township 36 North, Range 4 East, W.M. the centerline of which is described as follows: Commencing at the southwest corner of the southwest quarter of the northeast quarter of said Section 35; thence S 83°39'28"E along the south line of the



southwest quarter of the northeast quarter of said Section 35, a distance of 582.62 feet; thence N 7°11'00"E, a distance 142.31 feet; thence N 49°15'55"W, a distance of 43.48 feet; thence N 69°18'02"W, a distance of 163.87 feet; thence N 81°20'07"W, a distance of 105.17 feet to a point which is 10 feet southerly of, when measured at right angles, from the south line of Short plat #125-78 filed in Volume 2 of Short plats at page 239, and the point of beginning of this centerline description; thence S 68°45'10"W parallel with the south line of said Short plat #125-78, a distance of 237.01 feet to the east line of Hoogdal Branch Road as shown on said Short Plat #125-78 and the terminal point of this centerline description.

SUBJECT TO a twenty (20) foot wide easement for ingress, egress and utilities, over, across and through the following described portion of the southwest quarter of the northeast quarter of Section 35, Township 36 North, Range 4 East, W.M., the centerline of which is described as follows: Commencing at the southwest corner of the southwest quarter of the northeast quarter of said Section 35; thence S 83°39'28"E along the south line of the southwest quarter of the northeast quarter of said Section 35, a distance of 582.62 feet; thence N 7°11'00"E, a distance 142.31 feet; thence N 49°15'55"W, a distance of 43.48 feet; thence N 69°18'02"W, a distance of 163.87 feet; thence N 81°20'07"W, a distance of 105.17 feet to a point which is 10 feet southerly, when measured at right angles, from the south line of Short plat #125-78 filed in Volume 2 of Short Plats at page 239, and the point of beginning of this centerline description; thence N 68°45'10"E parallel with the south line of said Short plat #125-78, a distance of 49.62 feet; thence S 78°12'09"E, a distance of 153.63 feet; thence S 89°11'58"E, a distance of 40.11 feet; thence N 82°03'54"E, a distance of 95.73 feet; thence S 82°27'57"E, a distance of 120.74 feet; thence S 82°16'50"E, a distance of 147.40 feet; thence S 70°59'23"E, a distance of 314.38 feet to the east line of the herein above described 10 acre tract and terminal point of this centerline description.

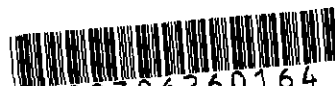
ALSO SUBJECT TO a twenty (20) foot wide easement for ingress, egress and utilities, over, across and through the following described portion of the northwest quarter of the southeast quarter of Section 35, Township 36 North, Range 4 East, W.M. the centerline of which is described as follows: Commencing at the northwest corner of the northwest quarter of the southeast quarter of



UNOFFICIAL DOCUMENT
said Section 35; thence S 83°39'28"E along the north line of the northwest quarter of the southeast quarter of said Section 35, a distance of 582.62 feet; thence S 7°11'00"W, a distance of 338.30 feet to the point of beginning of this centerline description; thence S 51°47'18"E, a distance of 224.42 feet to the east line of the hereinabove described 10 acre tract and the terminal point of this centerline description.

Situated in Skagit County, Washington

StrindenMillerDeed



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EXHIBIT B

The Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 35, Township 36 North, Range 4 East, W.M.,

EXCEPT that portion of the above-described parcel lying within the following described tract:

Beginning at a stake which is 25 feet Southeast of the center of said Section 35; which stake is located on the Easterly edge of the county road; thence South along the Easterly edge of the county road 22 feet; thence Northeasterly along a fence as it existed on March 28, 1963, which is from 13 to 22 feet South of the center of the Old Logging Grade 800 feet; thence Easterly along a fence as it existed on March 28, 1963, to the Southwest corner of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section; thence North to the Samish River; thence Northwesterly along said river to its intersection with the North-South centerline of said Section; thence South along said centerline to the center of said Section; thence Southeasterly to the point of beginning;

ALSO EXCEPT that portion thereof lying within the Northern Pacific Railroad right-of-way,

ALSO EXCEPT that portion thereof lying Southeasterly of the Burlington Northern Railroad right-of-way.

TOGETHER WITH THE Northerly 20 feet of that portion of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 35, Township 36 North, Range 4 E.W.M., lying Northerly of the Northern Pacific Railway right-of-way, and Easterly of the Hoogdahl Branch Road right-of-way.

AND EXCEPT FROM ALL OF THE ABOVE, THE FOLLOWING DESCRIBED TRACT X



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TRACT X

That portion of the northwest quarter of the southeast quarter and the southwest quarter of the northeast quarter of Section 35, Township 36 North, Range 4 East, W.M. described as follows:

Commencing at the northwest corner of the northwest quarter of the southeast quarter of said Section 35; thence S 83°39'28"E along the north line of the northwest quarter of the southeast quarter of said Section 35, a distance of 582.62 feet to the point of beginning of this description; thence N 7°11'00"E, a distance 142.31 feet; thence N 49°15'55"W, a distance of 43.48 feet; thence N 69°18'02"W, a distance of 163.87 feet; thence N 81°20'07"W, a distance of 125.22 feet to a point on the south line of Short Plat #125-78 recorded in Volume 2 of Short plats at page 239, thence along the south line of Short Plat #125-78 through the following 6 courses; N 68°45'10"E, a distance of 88.08 feet; N 85°08'10"E, a distance of 107.93 feet; S 85°18'06"E, a distance of 406.57 feet; S 75°33'27"E, a distance of 162.69 feet; S 72°06'25"E, a distance of 190.26 feet; thence S 25°26'37"W, a distance of 224.54 feet; thence N 80°18'23"W, a distance of 223.24 feet; thence S 15°25'32"W, a distance of 304.22 feet; thence N 89°50'24"W, a distance of 92.69 feet; thence S 5°41'01"W, a distance of 880.01 feet; thence N 84°34'10"W, a distance of 210.93 feet; thence N 7°11'00"E, a distance of 1167.98 feet to the point of beginning of this description.

Containing 10.00 acres



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