



200307020053

Skagit County Auditor

7/2/2003 Page

1 of

3 10:20AM

FILED AT THE REQUEST OF:
WHEN RECORDED RETURN TO:

PAR-MARK CORPORATION
16300 CHRISTENSEN ROAD, STE. 230
SEATTLE, WASHINGTON 98188

MAIL ALL TAX STATEMENTS TO:

ERNEST T. TYREE AND BEVERLY L. TYREE
927 WICKER ROAD
SEDRO WOOLEY, WASHINGTON 98284

This space reserved for Recorder's use

QUIT CLAIM DEED

GRANTORS:

ERNEST T. TYREE AND BEVERLY L. TYREE

GRANTEES:

ERNEST T. TYREE AND BEVERLY L. TYREE, AS TRUSTEE OF ERNEST T. TYREE AND BEVERLY L. TYREE FAMILY TRUST UNDER TRUST AGREEMENT DATED NOVEMBER 7, 2002 AND HIS/HER SUBSTITUTES AND SUCCESSORS AS TRUSTEE THEREUNDER.

GRANTEES' ADDRESS FOR TAX PURPOSES:

927 WICKER ROAD, SEDRO WOOLEY, WASHINGTON 98284

LEGAL DESCRIPTION OF REAL PROPERTY CONVEYED BY THIS DEED:

That Portion of Government Lot 3, Section 19, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

(Additional legal description attached hereto as Exhibit A and incorporated herein by this reference)

ASSESSOR'S PARCEL NUMBER: **P39482**

This deed is given for estate planning purposes, without valuable consideration in cash or property, to vest title to the property of the real property above described, together with the appurtenances, in a living trust established by Grantor.

ORIGINAL

RESERVING, HOWEVER, to Grantor a LIFE ESTATE to use and occupy the above described property as and for his personal residence during the remainder of the lifetime of Grantor. Such life estate shall continue until terminated upon the terms and conditions set forth in the Trust Agreement of the above named Trust.

Grantor WARRANTS that Grantor has good right and authority to execute and deliver this deed to the Grantee, and that Grantor is the owner in fee simple of said premises, subject only to those encumbrances of record, if any, which were made, suffered, or assumed by the Grantor.

The singular terms "Grantor" and "Grantee" as used in this instrument shall be construed to include the plural.

Dated this 10 day of June, 2003.

Ernest T. Tyree

ERNEST T. TYREE

Beverly L. Tyree

BEVERLY L. TYREE

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID 3231

JUL 02 2003

Amount Paid \$
By: [Signature]
Skagit County Treasurer Deputy

Acknowledgment

State of WASHINGTON)

) SS.

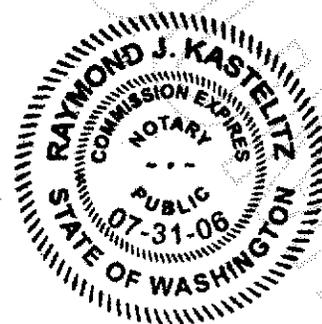
County of SKAGIT)

I certify that I know or have satisfactory evidence that **ERNEST T. TYREE AND BEVERLY L. TYREE** 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 the instrument.

Dated this 10 day of June, 2003.

Raymond J. Kastelitz

Signature of Notary
Notary Public in and for the State of Washington,
residing at Woodinville WA.
My Commission Expires: 7-31-06



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EXHIBIT "A"

The following described real estate, situated in the County of Skagit, State of Washington:

Beginning at the Northwest corner of said subdivision; thence S 89° 53' 15" E, along the North line of said subdivision, a distance of 345.00 feet; thence South parallel with the West line of said subdivision, a distance of 30.00 feet to a point on the South line of Wicker Road, which point is the true point of beginning of this description; thence continuing South, parallel with the west line of said subdivision, a distance of 157.00 feet; thence N 89° 53' 15" W, parallel with the North line of said subdivision, a distance of 95.00 feet; thence South, parallel with the West line of said subdivision, a distance of 157.00 feet; thence S 89° 53' 15" E, parallel with the North line of said subdivision; a distance of 80.00 feet to a point that is 330.00 feet East of the West line of said subdivision; thence South, parallel with the west line of said subdivision, a distance of 2.28 feet to a point on the North line of that tract of land conveyed to L. M. Elliot, et al, by deed recorded under Auditor's File No. 268711; thence S 89° 41' 00" E, along the North line of said Elliott tract, a distance of 28.75 feet; thence North, parallel with the West line of said subdivision, a distance of 316.38 feet to a point on the South line of said Wicker Road; thence N 89° 53' 15" W, along the South line of said Wicker Road, and parallel with the North line of said subdivision, a distance of 13.75 feet to the true point of beginning.

SUBJECT TO an Easement for ingress, egress and utility purposes, over, under, across and through, the East 13.75 feet of the above described tract of land.

TOGETHER WITH a non-exclusive Easement for ingress, egress and utility purposes, over, under, across and through a strip of land 13.75 feet in width, lying East of, and adjacent to, the East line of the above described tract of land, and extending from the North line of the above described tract to the South line of the above described tract.

ASSESSOR'S PARCEL NUMBER: P39482



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