

**AFTER RECORDING MAIL TO:**

Nookachamp Hills LLC  
c/o Mitzel & Associates LLC  
1369 Pacific Dr.  
Burlington, WA 98233



200307220152

Skagit County Auditor

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FIRST AMERICAN TITLE CO.

**Quit Claim Deed**

JM -1101

The Grantor (s): Nookachamp Hills LLC, a Washington Limited Liability Company,

for and in consideration of clearing title without consideration

convey (s) and quit claims to Michael C. Moser and Michelle K. Moser, 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: That portion of Lot 51 "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I" as per plat recorded as Auditor's File No. 9811020154, records of Skagit County, Washington, being a portion of Section 36, Township 34 North, Range 4 East, W.M. described as follows: Beginning at the Northwest corner of Lot 50 of said plat; thence South 83 degrees 35' 40" West 20.42 feet to the Southeast corner of Lot 55 in said plat; thence South 14 degrees 04' 52" East 120.20 feet to the Southeast corner of said Lot 51; thence North 4 degrees, 18' 25" West 119.20 feet to the point of beginning.

Subject to easements, covenants, reservations and other matters of record.

Assessor's Property Tax Parcel/Account Number (s): P113890

Dated July 21, 2003.

3644  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JUL 22 2003

Amount Paid \$ 0  
Skagit County Treasurer  
By: FP Deputy

Clearing title narrative:

To Nookachamp Hills to Moser Quit Claim Deed

On Quit Claim Deed recorded as AFN 200303250181, excise receipt no. 1374, Skagit County approved a BLA adding a portion of Lot 51 to Lot 50. However, the QCD was erroneously made out from Mosers to themselves rather than from Nookachamp Hills to the Mosers. Hence, the present Nookachamp Hills to Moser QCD is clearing the title to the BLA previously approved and recorded. There was no consideration for either the previously recorded deed or the deed being recorded herewith.

Dated: July 8, 2003

Grantors Nookachamp Hills LLC by Dan Mitzel one of its managing members.

Grantees Michael C. Moser and Michelle K. Moser, husband and wife, by their agent John S. Milnor



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STATE OF WASHINGTON, }

County of Skagit

} ss.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that Dan R Mitzel

is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the managing member

of

Nookachamp Hills LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



Shelly D Parfitt

Notary Public in and for the State of Washington,  
residing at

My appointment expires

11/29/03



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This jurat is page 3 of 3 and is attached to Quit Claim Deed dated 7/21/03