

WHEN RECORDED RETURN TO:

MARK T. HIGGINS
P. O. BOX 12860
SEATTLE, WA 98111-4860



200308220202
Skagit County Auditor
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QUITCLAIM DEED

GRANTOR: GORDON F. ROOKS, a single man, for and in consideration of transfer to trust, does hereby convey and quitclaim to:


GRANTEE: DONALD L. ROOKS, as Trustee under the Gordon F. Rooks Irrevocable Trust Agreement dated June 11, 2003

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:

Abbreviated Legal Description: PTNS GOV'T LOT 2, S31-T36N-R2E, W.M. (A and B)
(Full legal description page 3 & 4) PTNS GOV'T LOT 1, S31-T36N-42E, W.M. (C)


Assessor's Property Tax Parcel Account Numbers: 360231-0-003-0006 P67749 (Parcel A)
360231-0-017-0000 P47315 (Parcel B)
3964-000-032-0000 P47329 (Parcel C)

Dated: August 13, 2003


Gordon F. Rooks

#4259
SKAGIT COUNTY WASHINGTON
REAL ESTATE TAX

AUG 22 2003

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

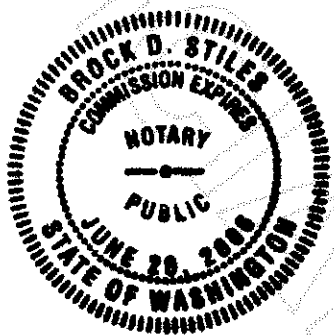
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STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

On this 13 day of August, 2003, before me personally appeared Gordon F. Rooks, to me known to be the individual who executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Brock D. Stiles

Signature

Brock D. Stiles

Print Name

Notary Public in and for the State
of Washington, residing at Sedro Woolley
My Commission Expires: 6-20-06

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FULL LEGAL DESCRIPTION

DESCRIPTION OF PARCELS OF REAL PROPERTY ON GUEMES ISLAND, WA:

Parcel A: That portion of Government Lot 2, Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of said Government Lot 2, 214.3 feet North of the Southwest corner thereof; thence North 1 degree 25' 30" East along the West line of said Government Lot 2, 126.9 feet, more or less, to the South line of that tract of land conveyed to Stephen Dunthorne, et. ux., by deed recorded under Auditor's File No. 466622, records of Skagit County, Washington; Thence East along the South line of said Dunthorne Tract and parallel to the South line of said Government Lot 2, 197.83 feet; Thence South 4 degrees 46' East, 165.4 feet, more or less, to the North line of that certain tract of land conveyed to Seaway Hollow Association by deed recorded under Auditor's File No. 581508, records of Skagit County, Washington; Thence along the common boundary line of said Seaway Hollow Association, the following courses and distances: West 194.61 feet; Thence North 1 degree 25' 90" East, 37.5 feet; Thence West 29.0 feet to the point of beginning.

(Said Parcel also delineated and described as "Rooks" within that survey recorded October 3, 1985, under Auditor's File No. 8510030003, filed within Volume 6 of Surveys, Page 122, records of Skagit County, State of Washington.)

Parcel B:

A tract of land in government lot 2, Section 31, Township 36 north, range 2 east, W.M., described as follows: Beginning at a point on the high water line of Padilla Bay 480.91 feet north and 433.29 feet west of the southeast corner of said lot 2, (the east line of said lot 2 bears north 0° 36' east); thence south 20° 52' west 75.0 feet; thence north 69° 08' west 30.0 feet; thence north 20° 52' east 75.0 feet to the high water line of Padilla Bay; thence south 69° 08' east 30.0 feet to the point of beginning. Together with second class tidelands adjoining.

Parcel C

A tract of land in government lot 1 of section 31, township 36 north, range 2 east, W.M., described as follows: Beginning at the southeast corner of said lot 1; thence north 1° 25' 30" east along the east line of said lot a distance of 162.18 feet, more or less, to the north line of that certain tract of land conveyed to Tom Wendel and Charlotte Wendel, his wife, by instrument recorded December 11, 1958, under auditor's file No. 574003 and the true point of beginning of this description; thence from said true point of beginning continue north 1° 25' 30" east along the east line of said lot 179.4 feet to the southeasterly corner of that certain tract conveyed to

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Ralph Stockton and Myrtle Stockton, his wife, by deed recorded September 15, 1961, under auditor's file No. 612263; thence northwesterly along the southerly line of said Stockton tract, a distance of 132.0 feet to the southwesterly corner thereof; thence north 69° 08' west along the southwesterly line of the tract conveyed to Ralph Stockton and Myrtle Stockton, his wife, by deed recorded December 19, 1954, under auditor's file No. 510598, a distance of 350.0 feet to the southeasterly line of that certain tract conveyed to Walter A. Vonnegut by deed dated October 24, 1946 and recorded November 4, 1946, under auditor's file No. 397655; thence south 59° 31' 40" west to the northeast corner of lot 30 of the "Plat of Orchard Beach Tracts," as recorded in Volume 4 of plats, page 45, records of Skagit County, Washington; thence south along the east line of said lot 30, a distance of 444.71 feet to the south line of said lot 1 of section 31, township 36 north, range 2 east, W.M.; thence east along the south line of said lot 1, a distance of 571.8 feet to the southwest corner of said tract conveyed to Tom Wendel by instrument recorded under auditor's file No. 574003; thence north along the west line of said Wendel tract, a distance of 162 feet, more or less, to the northwest corner thereof; thence east along the north line of said Wendel tract a distance of 100.0 feet to the true point of beginning.

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