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200404220049

Skagit County Auditor

4/22/2004 Page 1 of 3 9:22AM

Name: James and Stacy Chapin

Address: 20468 Daisey Lane

City and State: Mount Vernon, WA 98273

FIRST AMERICAN TITLE CO.

B80317

Tax Account Number: P16702

Escrow #: B80317-E

QUIT CLAIM DEED

THE GRANTOR The Estate of Richard William (Dick) South by Mary K. Reynolds,
Personal Representative,

for and in consideration of clearing title and no other consideration

conveys and quit claims to James Chapin and Stacy Chapin, 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:

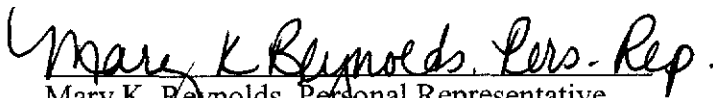
Those portions of the South 1/2 of Section 16, Township 33 North, Range 4 East, W.M. as
more fully described on the attachment hereto.

Dated this 19 day of April, 2004.

#1900
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 22 2004

Amount Paid \$
Skagit Co. Treasurer
By  Deputy


Mary K. Reynolds, Personal Representative

STATE OF WASHINGTON, }

ss.

ACKNOWLEDGMENT - Representative Capacity

County of

I certify that I know or have satisfactory evidence that

Mary K. Reynolds

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 Personal Representative

of

the Estate of Richard W. South

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.



Brian E. Clark

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

MOUNT VERNON, WA

My appointment expires

5/24/2007

This jurat is page _____ of _____ and is attached to _____ dated _____



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Exhibit to South Estate to Chapin Deed:

Parcel "A":

That portion of the Southwest quarter of the Southeast quarter of Section 16, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the Southwest corner of said subdivision; thence North 1 degree 06' 44" East along the West line of said subdivision for 515.12 feet; thence North 89 degrees 51' 26" East for 50.01 feet to the Southeast corner of that tract of land sold to Dick South under Auditor File No. 678763 and the true point of beginning; thence North 1 degree 06' 44" East for 120.00 feet along the East line of said South tract; thence North 52 degrees 21' 21" West for 62.23 feet to the West line of said Southwest quarter of the Southeast quarter also being the point of beginning of that tract described under Auditor File No. 678763; thence North 1 degree 06' 44" East along the West line of said subdivision for 51.07 feet to the South line of the Lake Sixteen Road as described under Auditor File No. 690228; thence South 73 degrees 31' 30" East along the South line of said Lake Sixteen Road for 6.73 feet; thence North 87 degrees 01' 30" East for 172.24 feet; thence North 62 degrees 25' 30" East for 57.14 feet to the West line of that tract of land sold to Edward H. Johnson under Auditor File No. 756576; thence South 1 degree 06' 44" West along the West line of said Johnson tract for 242.32 feet; thence South 89 degrees 51' 26" West along the North line of that tract of land sold to Edward H. Johnson under Auditor File No. 634185 for 178.47 feet to the point of beginning; EXCEPT that portion thereof conveyed to Edward H. Johnson, et ux, by deed recorded as Auditor's File No. 8803010018.

Parcel "B":

That portion of the Southeast quarter of the Southwest quarter of Section 16, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the South quarter corner of said Section 16; thence West along the South line of said Section 16 for 173.41 feet to the centerline of Hermway Heights Road according to the Plat of Hermway Heights No. 2 as recorded in Volume 9 of Plats, Page 63, records of Skagit County, Washington; thence North 15 degrees 23' 00" West for 181.50 feet; thence North 8 degrees 15' 00" West for 98.30 feet; thence North 0 degrees 04' 00" West for 154.00 feet; thence North 4 degrees 21' 00" East for 150.00 feet; thence North 13 degrees 35' 00" East for 144.84 feet; thence South 76 degrees 25' 00" East for 25.00 feet to the Northwest corner of that tract of land described as Parcel 3 under Auditor File No. 791710 and the true point of beginning of this description; thence North 60 degrees 00' 00" East for 25.00 feet along the North line of said tract as described under Auditor File No. 791710; thence South 72 degrees 21' 00" East for 165.35 feet to the East line of the Southwest quarter of said Section 16; thence North 1 degree 06' 44" East along said East line of the Southwest quarter of said Section 16 for 51.07 feet to the South line of the Lake Sixteen Road as described under Auditor File No. 690228; thence North 73 degrees 31' 30" West along the South line of said Lake Sixteen Road for 171.89 feet to the East margin of the Hermway Heights Road; Thence South 14 degrees 41' 35" West along said East margin of Hermway Heights Road for 22.54 feet; Thence South 13 degrees 35' 00" West for 46.52 feet to the true point of beginning.



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