

When Recorded Return to:
LEVERETT L. PETERSON
7105 San Juan Hill Lane
Anacortes WA 98221



200408230198
Skagit County Auditor

8/23/2004 Page 1 of 3 3:53PM

Chicago Title Company - Island Division
Order No.: AE10204 DMT
IC32014 ✓

QUIT CLAIM DEED

The GRANTOR, LEVERETT PETERSON, a single person and DEBBIE A. GUTIERREZ, a single person

for and in consideration of To establish community property

conveys and quit claims to LEVERETT L. PETERSON and DEBORA A. PETERSON, husband and wife

Tax Account No. 3841-014-020-0004 P60699 and 3841-013-027-0009 P60693

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:

PTN Blks 13 & 14, FIDALGO BAY ADDITION TO ANACORTES
SEE LEGAL ATTACHED AS EXHIBIT "A" WHICH IS HERETO ATTACHED AND MADE A PART HEREOF.

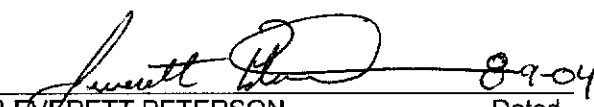
4493
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Situated in Skagit County, Washington.

AUG 23 2004

Amount Paid \$
By Skagit Co. Treasurer Deputy

Dated: August 9, 2004


LEVERETT PETERSON
Dated 8-9-04


DEBBIE A. GUTIERREZ
Dated: 8-9-04

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that LEVERETT PETERSON and DEBBIE A. GUTIERREZ 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 therein mentioned in this instrument.

Dated: _____

STATE OF

Washington

COUNTY OF

Skagit

I certify that I know or have satisfactory evidence that LEVERETT PETERSON and
DEBBIE A. GUTIERREZ

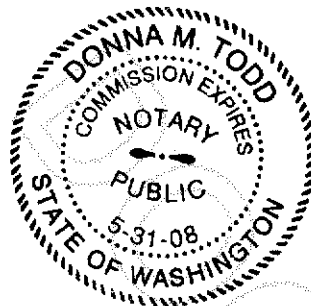
is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledged it to be their free and voluntary act for the uses and
purposes mentioned in the instrument.

DATED: August 9, 2004

Donna M Todd

Notary Public, residing at Anacortes

My commission expires: 05-31-2008



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Skagit County Auditor

EXHIBIT "A"

Lots 11 through 20, inclusive, Block 14, FIDALGO BAY ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington; TOGETHER WITH vacated portions of Wall Street and Tennessee Street adjacent thereto which would attach by operation of law all being a portion of the below described Parcel A as follows:

PARCEL A:

All that portion of Blocks 13, 14, Wall Street and Tennessee Avenue within FIDALGO BAY ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Lot 18, Block 13 of said plat;
thence West along the North line, and Westerly extension thereof for 105 feet to the centerline of Wall Street;
thence South along said centerline for 360 feet to an intersection with the Westerly extension of the South line of Block 14 of said plat;
thence East along said line for 280 feet to the Southeast corner of Lot 11, Block 14 of said plat;
thence North along the East line of Lot 11 for 130 feet to the centerline of Tennessee Avenue;
thence West along the centerline of Tennessee Avenue for 75 feet to an intersection with the Southerly extension of the East line of Lot 27, Block 13 of said plat;
thence North along said line for 130 feet to the Northeast corner of said Lot 27;
thence West for 100 feet to the Southeast corner of Lot 18, Block 13 of said plat;
thence North along the East line thereof for 100 feet to the point of beginning.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over, across, along and under all that portion of Blocks 3, 4, 14 and Tennessee Avenue, within Fidalgo Bay Addition to Anacortes, according to the plat thereof recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington, described as follows:

A strip of land 40 feet in width, lying 20 feet on both sides of the following described centerline:

Commencing at the Southwest corner of Section 32, Township 35 North, Range 2 East of the Willamette Meridian;
thence South 88°03'11" East along the South line of said Section 32, 1155.48 feet to the Westerly right of way line of State Highway 20;
thence North 11°37'35" West 102.85 feet to the Southerly line of the unconstructed Tennessee Avenue;
thence South 88°04'49" East along said Southerly line 26.22 feet to the true point of beginning of said centerline;
thence North 32°52'12" West 124.22 feet;
thence South 50°42'01" West 99.77 feet;
thence South 63°47'42" West 158.03 feet;
thence North 77°14'12" West 192.49 feet to the Easterly right of way line of a City of Anacortes water line easement (Auditor's File No. 242886) and the terminus of said center line.

Situated in Skagit County, Washington

PARCEL C:

A non-exclusive easement for ingress, egress and utilities over, across, along and under the North 30 feet of Lots 8, 9 and 10, Block 14, Fidalgo Bay Addition to Anacortes, according to the plat thereof recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH the South Half of Tennessee Avenue lying between the Northerly projection of the East line of said Lot 8 and the West line of Lot 10.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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