



200409090085

Skagit County Auditor

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When Recorded Return to:

Anderson Hunter Law Firm, P.S.  
ATTN: Patrick F. Hussey  
P.O. Box 5397  
Everett, WA 98206

**QUIT CLAIM DEED IN LIEU OF FORECLOSURE**

Grantors (Sellers):	DAVID CHRISTIANSON, a married man, as his separate estate
Grantee (Buyer):	EARL M. DRALLE and JANETTE S. DRALLE, husband and wife, and DAVID CHRISTIANSON, a married man, as his separate estate, as undivided co-owners
Legal Description (abbreviated):	a ptn of Gov. Lot 5, 12-34-1 E W.M.
Assessor's Tax Parcel No.:	340172-0-041-0006

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THE GRANTOR, DAVID CHRISTIANSON, a married man, as his separate estate, for and in consideration of the covenants and provisions contained herein, hereby quit claims to EARL M. DRALLE and JANETTE S. DRALLE, husband and wife, and to DAVID CHRISTIANSON, a married man, as his separate estate, as undivided co-owners, the current Beneficiaries under that certain Deed of Trust recorded March 28, 1996 under Auditor's File No. 9603280013, all his right, title and interest, whether with all after-acquired title, in the property covered by the foregoing Deed of Trust, legally described as (the "Property"):

That portion of Government Lot 5 in Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at a point on the South line of the County road as the same existed on November 20, 1950, that is 561 feet West of the East line of the said Section, (said point being on the West line of a tract of land conveyed to William H. Halpin by deed recorded in Volume 9 of Deeds, page 19, records of Skagit County, Washington);  
thence West on the South line of said County road 300 feet to the Northeast corner of a tract of land conveyed to Anton Christenson by deed recorded under Auditor's File No. 52514, records of Skagit County, Washington;  
thence South 937 feet, more or less, to the meander line of Lake Campbell;  
thence Easterly on the said meander line to a point due South of the point of beginning;

thence North 950 feet, more or less, to the point of beginning,

EXCEPT the East 200 feet thereof,

ALSO EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded September 21, 1954, under Auditor's File No. 506778, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

As part of this deed, Grantor makes the following statements and warranties:

1. This deed is absolute in effect and conveys fee simple title of the Property above-described to the Grantee and does not operate as a mortgage, trust conveyance, or security agreement of any kind.
2. Grantor covenants and represents to the Grantee that he is now seized in fee simple of the Property granted herein, and that the Property is not subject to any unrecorded leaseholds.
3. Grantor hereby surrenders and delivers possession of the Property of the Grantee.
4. Grantor declares that this conveyance is freely and fairly made and that he is not acting under any misapprehension as to the legal effect of this deed, nor under any duress, undue influence, or misrepresentation by the Grantee, its agents, or attorneys, or any other person.

DATED this 18 day of August, 2004.

4882  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 03 2004

Amount Paid \$10  
Skagit Co. Treasurer  
By upm Deputy

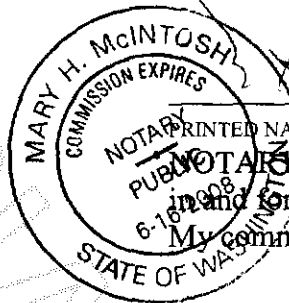
David Christianson  
David Christianson, a married man, as his  
separate estate



STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that David Christianson is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: August 19 2004

  
PRINTED NAME: MARY H. MCINTOSH  
NOTARY PUBLIC  
in and for the State of Washington.  
My commission expires: 6-16-08



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