

**AFTER RECORDING MAIL TO:**

**Jose S. Conde**  
11401 3<sup>rd</sup> Avenue SE, #B-10  
Everett, WA 98208



200409150106  
Skagit County Auditor

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**Filed for Record at Request of**  
**Land Title Company of Skagit**  
**Escrow Number: 113134-SE**

LAND TITLE OF SKAGIT COUNTY

**QUIT CLAIM DEED**

**Grantor(s): Erika Martinez**  
**Grantee(s): Jose S. Conde**  
**Abbreviated Legal: ptn NE 1/4 of NE 1/4, 20-34-4 E W.M.**  
**Assessor's Tax Parcel Number(s): 340420-0-147-0006, P26846**

**THE GRANTOR** Erika Martinez, wife of Jose S. Conde for and in consideration of WAC#458-61-340(1) to establish separate property conveys and quit claims to Jose S. Conde, a married man, as his separate estate, 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 the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the County road along the East line of said Section which is 200 feet North of the South line of said Northeast 1/4 of the Northeast 1/4;  
thence North on the West line of said road 170 feet;  
thence West 190 feet;  
thence South 170 feet;  
thence East 190 feet to the point of beginning, EXCEPTING THEREFROM the following described three tracts:

1.) Beginning at a point on the West line of the County road along the East line of said Section which is 200 feet North of the South line of said Northeast 1/4 of the Northeast 1/4;  
thence West 190 feet to "Point X";  
thence East 190 feet to the true point of beginning;  
thence North on the West line of said road 85 feet;  
thence West 190 feet to a point that is 77 feet North of "Point X";  
thence South 77 feet to "Point X";  
thence East 190 feet to the point of beginning.

2.) Beginning at a point on the West line of the County road along the East line of said Section, which is 370 feet North of the South line of said subdivision;  
thence West 95 feet to the true point of beginning of this description:  
thence West 95 feet;  
thence South 93 feet to the Northwest corner of a tract deeded to Craig S. Adams and Joyce Adams, husband and wife by deed recorded January 13, 1969, under Auditor's File No. 722229;  
thence Easterly along the North line of said Adams tract 95 feet;  
thence North to the true point of beginning.

3.) That portion thereof lying within the boundaries of Cascade Avenue, as shown in the "THE PLAT OF MOUNT BAKER VIEW ADDITION," as per plat recorded in Volume 7 of Plats, pages 67 and 68, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

**Dated: September 9, 2004**

Erika Martinez  
Erika Martinez

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Erika Martinez  
is the person(s) who appeared before me, and said person(s) acknowledged that she  
signed this instrument and acknowledge it to be Her free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: September 10, 2004

**Karen Ashley**

Karen Ashley

Notary Public in and for the State of Washington  
Residing at: Sedro-Woolley  
My appointment expires: 9-11-06



# 4987

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 15 2004

Amount Paid \$  
Skagit Co. Treasurer  
By [Signature] Deputy



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Skagit County Auditor