



200411170114
Skagit County Auditor

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200409240184
Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name _____

Address _____

City, State, Zip _____

Filed for Record at Request of

* Re-record to attach full legal

QUIT CLAIM DEED

THE GRANTOR Rena Wester, an unmarried individual

for and in consideration of a gift as per WAC 458-61-410

conveys and quit claims to Joseph T. LeClair and Annette T. LeClair, 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:

86.50 (AC) (Conservation Easement) 0/5 # 243B AF # 763792 1973 TRNSF # 813394 DR 21 TRANSFER

TO 0/5 # 99-0724 AF # 200110090040 2001
That position portion of the following described property which lies within tract X.
34.5.13

Assessor's Property Tax Parcel/Account Number: P24649

Dated 9-21-04

Rena Wester

6188

5169
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 24 2004

Amount Paid \$
Skagit Co. Treasurer
By _____ Deputy

NOV 17 2004

STATE OF WA

COUNTY OF Skagit

Amount Paid \$
Skagit Co. Treasurer
By _____ Deputy

I certify that I know or have satisfactory evidence that Rena Wester

is the person _____ who appeared before me, and said person _____ acknowledged that she signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9.21.04



Jane W. Fraser

Notary Public in and for the State of WA

Residing at Sedro-Woolley

My appointment expires: 11-21-04

September 9, 2003

This letter is to instruct Chicago Title Company to draw up a Warranty Deed to transfer as a gift no consideration the property: Parcel Number P24649, Tax Account Number 340413-2-001-0006.

Seller: Rena Wester, Single Individual
14664 Beaver Lake Road
Mount Vernon, WA 98273

Buyer: Joseph LeClair and Annette LeClair, Husband and Wife
14410 Beaver Lake Road
Mount Vernon, WA 98273

Buyer assumes responsibility of all fees incurred with transfer.

Legal Description

(CONSERVATION EASEMENT) O/S#243B AF#763792 1973 TRNSF#813394 DR 21 TRNFER TO O/S#99-0724 AF#200110090040 2001 THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY WHICH LIES WITHIN TRACT X. LOCATED UNDER AND ACROSS PORTIONS OF THE E1/2 OF THE NW1/4 AND THE NE1/4 AND THE SE1/4 OF SECTION 13 AND ALSO IN A PORTION OF TRACT B SHORT PLAT#46-84 AF#8501070029 BEING A PORTION OF GOVERNMENT LOTS 1 AND 2 IN SECTION 18, TOWNSHIP 34, RANGE 5 SAID CONSERVATION EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 13; THENCE SOUTH 84-26-18 EAST, 1,321.36 FEET ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 13 TO THE NW CORNER OF THE NE1/4 OF THE NW1/4 AND BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84-26-18 EAST, 1,321.35 FEET ALONG SAID NORTH LINE OF THE NE CORNER OF SAID NE1/4 OF THE NW1/4 (N1/4 CORNER); THENCE SOUTH 89-34-22 EAST, 938.16 FEET ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 13; THENCE SOUTH 10-28-00 EAST, 520.10 FEET; THENCE SOUTH 02-57-35 EAST, 358 FEET; THENCE SOUTH 85-49-49 EAST, 866.73 FEET; THENCE NORTH 08-24-52 EAST, 92.30 FEET; THENCE NORTH 29-48-52 WEST, 260.53 FEET; THENCE NORTH 62-20-46 EAST, 330.22 FEET; THENCE SOUTH 47-35-53 EAST, 107.18 FEET; THENCE SOUTH 57-53-28 EAST, 197.46 FEET; SOUTH 58-42-36 EAST, 226.67 FEET; THENCE SOUTH 71-03-24 EAST, 209.48 FEET; THENCE SOUTH 58-37-48 EAST, 243.53 FEET; THENCE SOUTH 01-19-31 WEST, 1,366.23 FEET; THENCE NORTH 76-55-19 WEST, 559.60 FEET; THENCE NORTH 05-20-07 EAST, 265.15 FEET; THENCE NORTH 12-41-19 WEST, 306 FEET; THENCE NORTH 37-21-56 WEST, 365.94 FEET; THENCE NORTH 65-51-56 WEST, 182.87 FEET; THENCE NORTH 69-43-51 WEST, 239.78 FEET; THENCE SOUTH 65-49-15 WEST, 205.11 FEET; THENCE SOUTH 00-30-39 EAST, 385.94 FEET; THENCE SOUTH 01-44-29 EAST, 416.27 FEET; THENCE SOUTH 53-36-15 EAST, 302.64 FEET; THENCE SOUTH 01-18-25 WEST, 380.27 FEET; THENCE SOUTH 89-47-03 WEST, 498.21 FEET; THENCE NORTH 00-10-57 EAST, 375.91 FEET; THENCE SOUTH 88-52-58 WEST, 665.75 FEET; THENCE SOUTH 21-15-51 WEST, 483.08 FEET; THENCE SOUTH 32-39-15 WEST, 118.97 FEET; THENCE NORTH 58-05-20 WEST, 321.35 FEET; THENCE NORTH 41-07-09 WEST, 484.80 FEET; THENCE NORTH 34-33-04 WEST, 506.66 FEET; THENCE NORTH 33-17-02 WEST, 441.07 FEET; THENCE NORTH 31-21-14 WEST, 216.96 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NE1/4 OF THE NW1/4 OF SECTION 13; THENCE NORTH 89-39-46 WEST, 456.25 FEET ALONG SAID SOUTH LINE TO THE SW CORNER OF SAID NE1/4 NW1/4; THENCE NORTH 00-05-02 EAST, 1,325.07 FEET ALONG THE WEST LINE OF SAID SUBDIVISION TO THE TRUE POINT OF BEGINNING. DESCRIPTION OF TRACT X: THE NE1/4 OF THE NW1/4; THAT PORTION OF THE SE1/4 OF THE NW1/4 AND OF THE SW1/4 NE1/4 OF SECTION 13, LYING NELY OF THE CENTER LINE OF THE NOOKACHAMPS SLOUGH. ALSO THAT PORTION OF THE N1/2 OF THE SE1/4 OF SECTION 13 LYING NELY OF THE CENTER LINE OF THE NOOKACHAMPS SLOUGH.

Rena Wester

Joseph LeClair

Annette LeClair



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