

AFTER RECORDING MAIL TO:

Stephanie Cox
John-Paul Russell Cox
P.O. Box 456
Anacortes, WA 98221



200504250059
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83790

QUIT CLAIM DEED

Grantor(s): James T. Hunter and Cornelia S. Hunter
Grantee(s): Stephanie Cox and John-Paul Russell Cox
Abbreviated Legal:
Ptn. Lots 2, 3 and 4, Block 1401, "NORTHERN PACIFIC ADDITION TO ANACORTES"
Assessor's Tax Parcel Number(s): P116202, 3809-401-010-0300

FIRST AMERICAN TITLE CO.

A83790 E

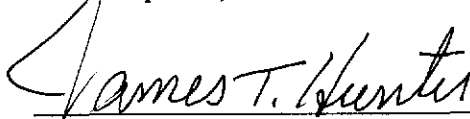
THE GRANTOR James T. Hunter and Cornelia S. Hunter, husband and wife, for and in consideration of WAC No. 458-61-255 to clear title and forever release the following described property from the Right of First Refusal dated October 25, 2001, and recorded October 31, 2001, Skagit County Auditor No. 200110310179, conveys and quit claims to 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:

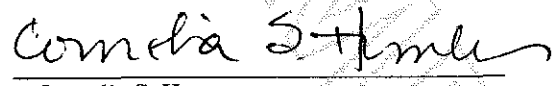
* Stephanie A. Jade Cox who acquired title as Stephanie A. Jade and John-Paul Russell Cox a married couple

Commencing at the Southeast corner of Lot 4, in Block 1401, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington; thence North 69°42'24" East 10 feet along the Southerly boundary of Lot 3 in said Block 1401 to the point of beginning; thence North 20°17'36" West 127.63 feet parallel to the East line of said Lot 4; thence South 69°42'24" West 90.00 feet to a point that lies 10 feet East of the East line of Lot 7 in said Block 1401; thence North 20°17'48" West 48.82 feet to the North line of said Block 1401 and the South line of the right-of-way of the Great Northern Railway Company; thence North 20°17'36" West 135.29 feet to a point on a curve to the right whose radius bears North 23°56'41" West 2640.00 feet, with a delta of 01°56'00"; thence along said curve to the right 89.09 feet; thence North 67°59'20" East 36.39 feet; thence South 32°01'28" West 51.01 feet; thence South 20°17'36" East 105.09 feet to the North line of said Block 1401; thence South 20°17'36" East 23.10 feet; thence North 69°42'24" East 17.43 feet; thence South 65°17'35" East 24.85 feet; thence South 20°17'36" East 140.06 feet to the South boundary of said Block 1401; thence South 69°42'24" West 30.00 feet along said boundary to the point of beginning.

(Also known as Lot 3 of that Survey recorded August 12, 2004, under Skagit County Auditor's File No. 200408120020, said Survey being a revision of that Survey recorded April 23, 1999, under Auditor's File No. 9904230058.)

Dated: April 14, 2005

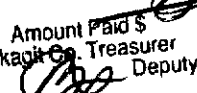

James T. Hunter


Cornelia S. Hunter

#1911

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 25 2005

Amount Paid \$
By  Skagit Co. Treasurer Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that James T. Hunter and Cornelia S. Hunter, the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-19-05

Chicki L Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes

My appointment expires: 10-8-05



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