

AFTER RECORDING MAIL TO:

200505030151  
Skagit County Auditor  
5/3/2005 Page 1 of 1 4:07PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B84299

**QUIT CLAIM DEED**

**Grantor(s): JONI MARIE GIDEON**  
**Grantee(s): GREG LEONARD**  
**Abbreviated Legal:**  
Section 14, Township 35, Range 7; ptn. Government Lot 3  
**Assessor's Tax Parcel Number(s): 350714-0-022-0018, P42624**

FIRST AMERICAN TITLE CO.  
B84299-2

THE GRANTOR JONI MARIE GIDEON, Spouse of Grantee herein, for and in consideration of to establish separate community property, conveys and quit claims to GREG LEONARD, 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:  
\* his sole and

That portion of government Lot 3, Section 14, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 1, Block 21, "MAP OF BESSEMER, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, page 79, records of Skagit County, Washington; thence East 230 feet to the Northeast corner of Lot 6, Block 20, "MAP OF BESSEMER, SKAGIT CO., WASHINGTON", the true point of beginning. (said point being on the East line of that certain Tract conveyed to Ira Savage by deed dated January 4, 1915, and recorded January 12, 1915, under Auditor's File No. 105886 in Volume 94 of Deeds, page 563); thence from said point East 500 feet, more or less, to the West line of a Tract conveyed by Morris M. Wright to Maggie Thompson, by Deed dated May 10, 1904, and recorded in Volume 57 of Deeds, page 402; thence South 275 feet along the West line to the bank of the Skagit River; thence along the bank of the Skagit River Westerly 500 feet, more or less, to a point due South of the point of beginning; thence North to the point of beginning.

EXCEPT any portion lying within road rights-of-way; ALSO EXCEPT the West 200 feet thereof, AND ALSO EXCEPT the East 80 feet thereof.

(Also known as Tract "A" of Short Plat No. 23-74, approved June 18, 1974).

Dated: April 28, 2005

*Joni Marie Gideon*  
\_\_\_\_\_  
Joni Marie Gideon

2160  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

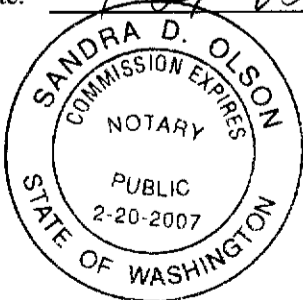
MAY 03 2005

State of Washington }  
County of Skagit } SS:

Amount Paid \$ 0  
By *Jp.*  
Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that *Joni Marie Gideon*, 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: 4-29-05



*Sandra D Olson*  
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Notary Public in and for the State of Washington  
Residing at Burlington, Wa  
My appointment expires: 2-20-07