



200505040030

Skagit County Auditor

5/4/2005 Page 1 of 2 9:50AM

WHEN RECORDED RETURN TO

Name J.M. & M.J. Gruener

Address 8192 Garden of Eden

City, State, Zip Sedro Woolley WA 98284



LAND TITLE COMPANY

FILED FOR RECORD AT REQUEST OF

J.M and M.J. Gruener

Quit Claim Deed

P 36565

THE GRANTOR Johann and Maria Gruener

for and in consideration of Love and Affection to
conveys and quit claims to See below
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.

Grantee Andrea Gruener as custodian for Dalton Gruener
under the Washington uniform transfers to miners act (UTMA) as to
an undivided one third (1/3) interest.

Grantee Andrea Gruener as custodian for Daylan Nelson
under the Washington uniform transfers to miners act (UTMA) as to
an undivided one third (1/3) interest.

Grantee Andrea Gruener as custodian for Denton Nelson
under the Washington uniform transfers to miners act (UTMA) as to
an undivided one third (1/3) interest, see attached property
Description

Dated 5-3-05

Johann M. Gruener
(Individual)

M.J. Gruener
(Individual)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By # 2101

By MAY 04 2005 (Resident)

Amount Paid (Secretary)
Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON }
COUNTY OF Skagit } ss.

STATE OF WASHINGTON }
COUNTY OF Skagit } ss.

On this day personally appeared before me
Johann + M.J. Gruener
to me known to be the individual described in and who
executed the within and foregoing instrument, and acknowl-
edged that they signed the same as their
free and voluntary act and deed, for the uses and purposes
therein mentioned.

On this.....day of..... before me, the undersigned, a
Notary Public in and for the State of Washington, duly commissioned and
sworn, personally appeared..... and
.....
to me known to be the..... President and..... Secretary,
respectively of..... the corporation that
executed the foregoing instrument, and acknowledged the said instrument to
be the free and voluntary act and deed of said corporation, for the uses and
purposes therein mentioned, and on oath stated that.....
authorized to execute the said instrument and that the seal affixed is the
corporate seal of said corporation.

GIVEN under my hand and official seal this
3rd day of..... 2005
Rodney Phillips
Notary Public in and for the State of Washington,
residing at Sedro Woolley
My appointment expires: 6/17/08

Witness my hand and official seal hereto affixed the day and year first
above written.
.....
Notary Public in and for the State of Washington,
residing at.....
My appointment expires:.....

Property Description Summary

PROPERTY ID..... P36565
XREF.ID..... 350414-0-027-0008

LEGAL DESCRIPTION... O/S#586 AF#769117 1973 & O/S#65 AF#799090 1975 THAT PORTION
IN THE NW1/4 NE1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NE
CORNER OF THE S1/2 NW1/4 NE1/4; THENCE SOUTH 03-52-37 EAST,
592.61 FEET MORE OR LESS TO TRUE POINT OF BEGINNING; THENCE
CONTINUE SOUTH 03-52-37 EAST, 63.61 FEET MORE OR LESS;
THENCE SOUTH 86-07-23 WEST, 209.09 FEET MORE OR LESS;
THENCE SOUTH 03-52-37 EAST, 207.06 FEET MORE OR LESS;
THENCE NORTH 89-50-27 WEST, 200.53 FEET; THENCE SOUTH
03-52-37 EAST, 554.01 FEET MORE OR LESS; THENCE NORTH
88-31-44 WEST, 30.13 FEET MORE OR LESS; THENCE NORTH
03-52-37 WEST, 294.97 FEET MORE OR LESS; THENCE NORTH
73-19-21 WEST, 389.85 FEET MORE OR LESS; THENCE NORTH
05-45-59 WEST, 443.73 FEET MORE OR LESS; THENCE SOUTH
89-03-05 EAST, 806.16 FEET MORE OR LESS TO TRUE POINT OF
BEGINNING.

SITUS ADDRESS.....

OWNER NAME..... GRUENER J M
OWNER ADDR 2..... 8192 GARDEN OF EDEN RD
CITY, STATE ZIP.... SEDRO WOOLLEY WA 9828
4

1 records listed.



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