

RETURN TO :
Phillip Ferguson
16861 Donnelly Road
Mount Vernon, WA 98273



200505190115

Skagit County Auditor

5/19/2005 Page 1 of 6 3:51PM

Abbrev. Leg. Ptn of S ½ of S ½ of SE ¼ of NE ¼ of Sec. 14, T34N, R3E, WM
Tax Acct Nos. 340314-0-012-0007 / P21851
Grantor Wynne, Philip
Grantee Ferguson, Phillip and Patricia
#116248-SE

LAND TITLE OF SKAGIT COUNTY

QUITCLAIM DEED FOR RETURN OF EASEMENT
TO SERVIENT TENEMENT

PARTIES. The parties to this Agreement are Phillip R. Ferguson and Patricia J. Ferguson, husband and wife, hereafter referred to as "Ferguson," and Philip Yale Wynne, as his separate estate, hereafter referred to as "Wynne."

PURPOSE. On March 23, 2000, the parties entered into an agreement recorded under Auditor's fee No.²⁰0003230060, which agreement provided for the grant of a temporary easement by Ferguson to Wynne, in order that Wynne would be allowed to maintain Wynne's fence on Ferguson's property for a period of 20 years. The parties desire to terminate that agreement and extinguish the temporary easement, in order that a cloud on the title of Ferguson's property and Wynne's property may be removed. The parties acknowledge and agree that the removal of a cloud on the title of their respective property shall provide consideration for entry into this agreement, together with other consideration as set forth herein.

PROPERTY. Ferguson is the owner of that property more particularly described in the attached Exhibit "A." Wynne is the owner of that property more particularly described in Exhibit "B." The property over which Ferguson granted a temporary easement as described herein is illustrated in Exhibit "C."

AGREEMENT AND GRANT

Now, Therefore, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. Wynne shall cause Wynne's fence to be moved to a location on Wynne's property. Wynne may, at Wynne's election, cause certain plantings of bamboo situated within the temporary easement be relocated to Wynne's property.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 19 2005

Amount Paid \$
Skagit Co. Treasurer
By Deputy

2. The boundary between Ferguson's property and Wynne's property shall be as described in the attached Exhibits "A" and "B."

3. Philip Yale Wynne, as his separate estate, for and in consideration of ten dollars in hand paid conveys and quitclaims to the fee holder of the servient tenement, Phillip R. Ferguson and Patricia J. Ferguson, all of the Grantor's right, title, and interest in that temporary easement described in that agreement recorded under Auditor's fee No. 20003230060, and running over the servient tenement described in the attached Exhibit "A."

DATED this 19TH day of MAY, 2005.

Philip Yale Wynne
Philip Yale Wynne

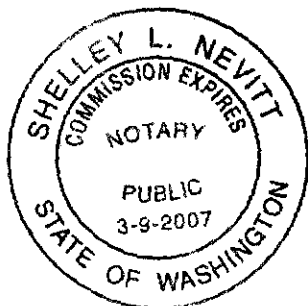
Phillip R. Ferguson
Phillip R. Ferguson

Patricia J. Ferguson
Patricia J. Ferguson

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 19 day of May, 2005, before me personally appeared Philip Yale Wynne, known to me to be the individual who executed the foregoing instrument, and acknowledged the said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Shelley L. Nevitt
NOTARY PUBLIC in and for the State of

Washington, residing at Mt. Vernon

My Commission Expires: 3-9-2007

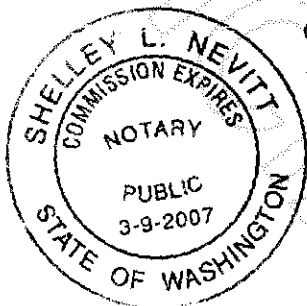
Printed name: Shelley L. Nevitt



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 17 day of May, 2005, before me personally appeared Phillip R. Ferguson, known to me to be the individual who executed the foregoing instrument, and acknowledged the said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Shelley L. Nevitt
NOTARY PUBLIC in and for the State of

Washington, residing at Mt. Vernon

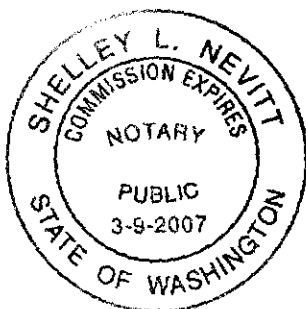
My Commission Expires: 3-9-2007

Printed name: Shelley L. Nevitt

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 17 day of May, 2005, before me personally appeared Patricia J. Ferguson, known to me to be the individual who executed the foregoing instrument, and acknowledged the said instrument to be her free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Shelley L. Nevitt
NOTARY PUBLIC in and for the State of

Washington, residing at Mt. Vernon

My Commission Expires: 3-9-2007

Printed name: Shelley L. Nevitt

deeds\qcdeed\ferguson.doc



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EXHIBIT A
Ferguson Property

That portion of the South Half of the South Half of the Southeast Quarter of the Northeast Quarter of Section 14, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 569.06 feet East and 20 feet North of the Southwest corner of the Southeast Quarter of the Northeast Quarter;

Thence East along the North line of the county road a distance of 59.88 feet;

Thence North parallel with the West line of said Southeast Quarter of the Northeast Quarter a distance of 311.25 feet, more or less, to the North line of said South Half of the South Half of the Southeast Quarter of the Northeast Quarter;

Thence West along said North line a distance of 59.88 feet;

Thence South a distance of 311.36 feet, more or less, to the point of beginning.

Situate in Skagit County, Washington.



EXHIBIT B
Wynne Property

That portion of the South Half of the South Half of the Southeast Quarter of the Northeast Quarter of Section 14, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 489.06 feet East and 20 feet North of the Southwest corner of the Southeast Quarter of the Northeast Quarter;

Thence East along the North line of the county road a distance of 80 feet;

Thence North parallel with the West line of said Southeast Quarter of the Northeast Quarter a distance of 311.36 feet, more or less, to the North line of said South Half of the South Half of the Southeast Quarter of the Northeast Quarter;

Thence West along said North line a distance of 80 feet;

Thence South a distance of 311.51 feet, more or less, to the point of beginning.

Situate in Skagit County, Washington.



UNZC

