

AFTER RECORDING MAIL TO:
ERIK PEDERSEN
7413 NORTHEAST CAPE HORN ROAD
CONCRETE, WA 98237

200506140055
Skagit County Auditor
6/14/2005 Page 1 of 2 10:34AM

Filed for Record at Request of
Pacific Crest Escrow, Inc.
Escrow Number: 3126208-SC

QUIT CLAIM DEED

Grantor: **ERIK PEDERSEN**
Grantees: **DEBORAH PEDERSEN**
Abbreviated Legal: **FIRST AMERICAN TITLE CO.**
SECTION 12 TOWNSHIP 35 RANTE 7 PTN GOV LOT 4
Assessor's Tax Parcel Number(s): **350712-0-007-0001 P42529**
85039-1

THE GRANTOR ERIK PEDERSEN for and in consideration of TO ESTABLISH COMMUNITY PROPERTY conveys and quit claims to ERIK PEDERSEN AND DEBORAH PEDERSEN, 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 therein:

LEGAL DESCRIPTION ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

DATED: JUNE 9, 2005

ERIK PEDERSEN

3027
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

State of Washington
County of SNOHOMISH } SS:

JUN 14 2005
Amount Paid \$
Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that ERIK PEDERSEN
is/are 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.

Dated: 6-9-05



Notary Public in and for the State of Washington
Residing at: Twisted
My appointment expires: 7-2-08

Schedule "C"
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

PARCEL "A":

That portion of Government Lot 4 of Section 12, Township 35 North, Range 7 East W.M., lying Easterly of the road shown on the County road map as Cape Horn Road, which traverses said Government Lot in a Northerly-Southerly direction and Southerly of S.S. Highway 17-A, now known as Highway 20, as conveyed to the State of Washington by Deed dated August 24, 1949 recorded October 28, 1949 in Volume 236 of Deeds, page 342 as Auditor's File No. 437457; EXCEPT the 3 following described tracts:

- 1.) The South 75 feet for road purposes as conveyed to O.M. Steen, et ux, by deed dated November 17, 1941 filed November 19, 1941 as Auditor's File No. 346661;
- 2.) That portion, if any, lying Westerly of the Easterly line of those premises conveyed to the State of Washington by Deed dated November 1, 1949 file January 5, 1950 as Auditor's File No. 440108 and recorded in Volume 237 of Deeds, page 288;
- 3.) Beginning at the Southwest corner of Lot 4; thence North on the West line of said Section 12, 145 feet; thence East at right angles from said West line 360 feet to the true point of beginning; thence North 37 degrees West 320 feet to the point where the County road turns rights; thence North 40 degrees East 325 feet along the South line of the County road; thence South 37 degrees East 230 feet to the North bank of the Skagit River; thence Westerly along the North bank of the Skagit River 325 feet; thence Northwesterly approximately 50 feet to the true point of beginning.

PARCEL "B":

That portion of Government Lot 4 of Section 12, Township 35 North, Range 7 East W.M., described as follows:

Beginning at the Southwest corner of Lot 4; thence North on the West line of said Section 12, 145 feet; thence East at right angles from said West line 360 feet to the true point of beginning; thence North 37 degrees West 320 feet to the point where the County road turns right; thence North 40 degrees East 325 feet along the South line of the County road; thence South 37 degrees East 230 feet to the North bank of the Skagit River; thence Westerly along the North bank of the Skagit River 325 feet; thence Northwesterly approximately 50 feet to the true point of beginning.

EXCEPT therefrom the 2 following described tracts:

- 1.) That portion, if any, lying Westerly of the Easterly line of those premises conveyed to the State of Washington by Deed dated November 1, 1949 and recorded January 5, 1950 as Auditor's File No. 440108 in Volume 237 of Deeds, page 288;
- 2.) That portion, if any, lying within the right of way of the Cape Horn County road along the Westerly line thereof;

