

AFTER RECORDING MAIL TO
Frederick & Juanita Hardy
2125 Windsor Drive
Mount Vernon, WA 98273

CHICAGO TITLE IC35744 /
ACCOMODATION RECORDING

Chicago Title Company has placed
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200507260167
Skagit County Auditor

7/26/2005 Page

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211:43AM

Filed for Record at Request of
Golf Escrow Corp
Escrow Number: 20051424

QUIT CLAIM DEED

Grantor(s): Frederick D. Hardy
Grantee(s): Frederick D. Hardy & Juanita M. Hardy
Abbreviated Legal: Tract C, City of Mount Vernon SP#MV-16-76; being a ptn. N/2 Sec. 17, T34N,
R4EWM
Assessor's Tax Parcel Number(s): P25875

THE GRANTOR Frederick D. Hardy, a married man as his separate estate for and in consideration of
to establish community property conveys and quit claims to Frederick D. Hardy & Juanita M. Hardy,
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(s) therein:

See Legal Description hereto attached as Exhibit "A"

#3955
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 26 2005

Dated: July 20, 2005

Amount Paid \$
By Skagit Co. Treasurer Deputy

Frederick D. Hardy
Frederick D. Hardy

State of Washington
County of Shohomish } SS:

I certify that I know or have satisfactory evidence that Frederick D. Hardy
is the person(s) who appeared before me, and said person(s) acknowledged that he
signed this instrument and acknowledge it to be His free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 7/21/2005

Nancy J. Carmen

Notary Public in and for the State of Washington
Residing at: Everett
My appointment expires: Feb 28, 2009

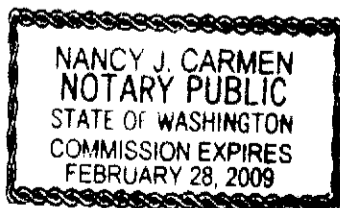


Exhibit "A"

PARCEL A:

Tract C, CITY OF MOUNT VERNON SHORT PLAT NO. MV-16-76, approved April 8, 1976, and recorded in Volume 1 of Short Plats, page 122, under Auditor's File No. 833004, records of Skagit County, Washington; being a portion of the North Half of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL B:

An easement for ingress and egress over the following described property:

That portion of the Northwest Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the point where the South line of said Northwest Quarter of the Northeast Quarter intersects the West line of Windsor Drive and which point is the Northeast corner of Lot 35 College Heights Addition, according to the plat thereof recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington;
thence North 16°56'36" West, along the projection of the West line of Windsor Drive if extended Northerly, a distance of 329.94 feet;
thence South 89°38'14" East a distance of 62.84 feet to a point, which point bears North 16°56'36" West, along the projection of the East line of Windsor Drive if extended Northerly, a distance of 329.94 feet from the Northwest corner of Lot 21 of College Heights Addition;
thence South 16°56'36" East, along said East line of Windsor Drive if projected Northerly, a distance of 329.94 feet to the Northwest corner of said Lot 21;
thence North 08°38'14" West, along the South line of said Northwest Quarter of the Northeast Quarter to the point of beginning;

EXCEPT any portion of said Windsor Drive conveyed to the City of Mount Vernon by deed recorded March 23, 1961, under Auditor's File No. 605566, records of Skagit County, Washington.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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