



200508310206
Skagit County Auditor

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Mail after recording to: PREPARER GRANTEE

Send Tax Statements to: GRANTEE

PREPARER: This document, including legal description, prepared/drafted by:
Address: 17418 N. 99th Dr.
City/State/Zip: Sun City, AZ 85373

Name: William & Judith Beard
Signature: *William A. Beard*
Phone: 623-934-3104

Tax Parcel/Lot Identifier Number: P108579
Lot 5 Chuckanut View Subdivision

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, executed this 6th day of June, 2005, by and between

GRANTOR	GRANTEE
<p>WILLIAM G. BEARD, and wife, JUDITH L. BEARD, # 4740 SKAGIT COUNTY WASHINGTON Tax/Mailing Address: REAL ESTATE EXCISE TAX 17418 N. 99th Drive Sun City, AZ 85373</p>	<p>THE BEARD REVOCABLE FAMILY TRUST, William G. Beard and Judith L. Beard, Initial Beneficiaries and Trustees,</p>
<p>AUG 31 2005 Amount Paid \$ Skagit Co. Treasurer By <i>[Signature]</i> Deputy</p>	<p>Tax/Mailing Address: 17418 N. 99th Dr. Sun City, AZ 85373</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, That the Grantor, for good consideration and for the sum of TEN Dollars (\$10.00) in hand paid, by Grantee, the receipt of which is hereby acknowledged, does hereby convey and forever quitclaim unto the Grantee all the right, title, interest and claim which the Grantor has in that certain lot or parcel of land situated in the City of Bow, County of SKAGIT, State of Washington to wit: **SEE ATTACHED DESCRIPTION OF PROPERTY**

Previously referenced as follows: Book/Volume _____, Page/Folio _____ of the Recorder of _____ County.

THE TOTAL DOLLAR VALUE OF THE CONSIDERATION paid for the property described herein is \$ 92,000.

THE PROPERTY DESCRIBED HEREIN: a) is not a part of the homestead of Grantor. b) is a part of the homestead of Grantor and Grantor hereby releases all rights of dower.

TO HAVE AND TO HOLD the same unto Grantee with all appurtenances thereunto belonging.

And Grantor covenants with Grantee that Grantor and any other person, persons, entity or entities in Grantor's name and behalf or claiming under Grantor shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as herein set forth. Right, title, interest and claim hereinabove described is subject to the following exceptions:

ALL EASEMENTS, RIGHTS-OF-WAY, MINERAL RESERVATIONS OF RECORD AND PROTECTIVE COVENANTS, IF ANY.

NOT TO INCLUDE ANY GAS, OIL AND/OR MINERALS, WHICH ARE HEREBY RESERVED BY GRANTOR.

IN WITNESS WHEREOF, The said Grantor has caused these presents to be signed by its duly authorized officer on the day and year first above written.

William G. Beard
Signature of Grantor
WILLIAM G. BEARD
(Print name of Grantor)

Judith L. Beard
Signature of Grantor
JUDITH L. BEARD
(Print name of Grantor)

Debbie Yoder
Signature of Witness
Debbie Yoder
Print name of Witness

Kevin M. Seager
Signature of Witness
Kevin M. Seager
Print name of Witness

State of Arizona
County of Maricopa

On this day personally appeared before me William + Judith Beard (signer), to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 6th day of June, 20 05.

Sharon L. Stewart
Notary Public (Signature)
Sharon L. Stewart
Printed Name of Notary

Title _____
My Commission Expires _____



