



200512150154

Skagit County Auditor

When recorded return to:

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Rosemary Kamb - Attorney at Law
702 Main Street
Mount Vernon, WA 98273

P 30468 & P 30480 QUIT CLAIM DEED

THE GRANTOR: Alan H. Rossi and Donna D. Rossi, husband and wife.

For and in consideration of: Transfer to Revocable Trust.

Conveys and quit claims to: The Rossi Family Trust, dated Dec 9, 2005, Alan H. Rossi and Donna D. Rossi, Trustor(s) and/or Trustee(s).

The following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

SERVIENT PROPERTY

Parcel "AA" of survey recorded under Auditor's File #200411190077, also known as that portion of Government Lots 2 and 3 of Section 30, Township 34 North, Range 5 East, W.M., situate in the County of Skagit, State of Washington, more particularly described as follows:

Beginning at the West quarter corner of said Section 30, said point also being the Northwest corner of said Government Lot 3; thence along the East-West center section line and the North line of said Government Lot 3, South 89 degrees 44' 03" East, a distance of 585.87 feet; thence leaving said North line, South 00 degrees 15' 57" West, a distance of 68.79 feet; thence parallel with said North line of Government Lot 3, South 89 degrees 44' 03" East, a distance of 365.88 feet; thence North 65 degrees 00' 00" East, a distance of 161.18 feet to a point on said North line of Government Lot 3, said point also being the Southeast corner of the real property described as Parcel 2 in the corrected Quit Claim Deed, recorded under Auditor's File #9403230030, records of Skagit County; thence leaving said point, along the Northeast line of said Parcel 2, North 44 degrees 06' 30" West, a distance of 177.37 feet; thence leaving said Northeast line, South 89 degrees 44' 03" East, a distance of 278.12; thence South 30 degrees 58' 54" East, a distance of 148.30 feet to the Northeast corner of said Government Lot 3; thence along the East line of Government Lot 3, South 01 degrees 35' 27" West, a

distance of 653.69 feet to a point on the South line of the North one-half of said Government Lot 3; thence along said South line of the North one-half of Government Lot 3, North 89 degrees 51' 15" West, a distance of 1,328.46 feet to the West line of said Government Lot 3, thence along last said West line, North 01 degrees 34' 50" East, a distance of 656.47 feet to the point of beginning.

EXCEPTING there from that portion with the County road right-of-way.

SURVEY recorded under Auditor's File #200411190077.

DOMINANT PROPERTY

That portion of Government Lots 2 and 3 of Section 30, Township 34 North, Range 5 East, W.M., situated in the County of Skagit, State of Washington, more particularly described as follows:

Beginning at the West quarter corner of said Section 30, said point also being the Southwest corner of said Government Lot 2; thence along the East-West center section line and the South line of said Government Lot 2, South 89 degrees 44' 03" East, a distance of 585.87 feet to a point on the centerline of the County road, said centerline being on a non-tangent curve, concave Easterly, having a radius of 450.00 feet, a radial line of said curve to said point bears North 89 degrees 02' 31" West, said point also being the true point of beginning; thence Northerly, along said centerline and said curve, through a central angle of 36 degrees 17' 14", an arc length of 285.00 feet to the intersection with the Northeast line of the real property described as Parcel 1 in the corrected Quit Claim Deed, recorded under Auditor's File Number 9403230030, records of Skagit County; thence along last said Northeast line, South 44 degrees 06' 29" East, a distance of 371.09 feet to a point on the South line of said Government Lot 2; thence along last said South line South 89 degrees 44' 03" East, a distance of 161.64 feet to the Southeast corner of the real property described as Parcel 2 in the corrected Quit Claim Deed, recorded under Auditor's File Number 9403230030, records of Skagit County; thence leaving said South line of Government Lot 2, South 65 degrees 00' 00" West, a distance of 161.18 feet; thence North 89 degrees 44' 03" West, a distance of 365.88 feet; thence North 00 degrees 15' 57" East, a distance of 68.79 feet to the true point of beginning.

EXCEPTING there from that portion within the County Road Right-of-Way.

Survey recorded under Auditor's File #200411190077



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EASEMENT AREA

An Easement for the use, installation, and maintenance of a water service pipeline, over, under and upon that portion of Government Lot 3, Section 30, Township 34 North, Range 5 East, W.M., situated in the County of Skagit, State of Washington, more particularly described as follows:

Beginning at the West quarter corner of said Section 30, said point also being the Northwest corner of said Government Lot 3; thence along the East-West center section line and the North line of said Government Lot 3, South 89 degrees 44' 03" East, a distance of 585.87 feet; thence leaving said North line, South 00 degrees 15' 57" West, a distance of 15.00 feet; thence along a line 15.00 feet South of, and parallel with, said North line of said Government Lot 3, North 89 degrees 44' 03" West, a distance of 586.10 feet to the West line of said Government Lot 3 and the West line of said Section 30; thence North along said last described West line, North 01 degrees 34' 50" East, a distance of 15.00 feet, plus or minus, to the point of beginning.

Tax Parcel: P30468 and P30480

Dec. 9, 2005.

Alan H. Rossi
Alan H. Rossi

Donna D. Rossi
Donna D. Rossi

#10971p
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 15 2005

Amount Paid \$
By Skagit Co. Treasurer
By [Signature]



200512150154

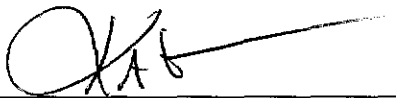
Skagit County Auditor

State of Washington }
County of Skagit }

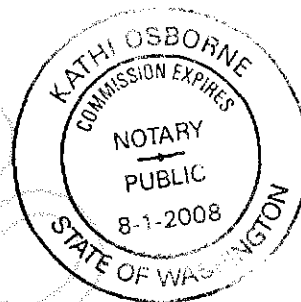
On this day personally appeared before me Alan H. Rossi and Donna D. Rossi, to me known to be the persons described in and who are authorized to execute the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

9th day of December, 2005.



Notary Public in and for the State of
Washington, residing at Mount Vernon
My appointment expires: 8-1-08



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