

Name: Stiles & Stiles Inc. P.S.
Address: P.O. Box 228 / 925 Metcalf Street
City and State: Sedro Woolley, WA 98284


200602280020
Skagit County Auditor
2/28/2006 Page 1 of 3 9:00AM

Legal: NORTHRIDGE ESTATES CONDOMINIUM UNIT 321

Tax Parcel # 4417-000-321-0001
P81997

QUIT CLAIM DEED

THE GRANTOR, BRUCE T. KOESTER, PHILLIP R. KOESTER, AND KAREN ANN KOESTER conveys and warrants to GRACE E. KOESTER, as her separate property, 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:

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

Apartment Unit 321, "NORTHRIDGE ESTATE CONDOMINIUM", as shown on "Survey and Floor Plans", filed respectively under Auditor's File Nos. 9003090089, 8901100090, 8709010045, 8609050016, 8508120021, 8409210028 and 8405310048, in volume 14 of Plats, pages 124 and 125, volume 14 of Plats, pages 65 and 66, in volume 14 of Plats, pages 40 and 41, in volume 14 of Plats, pages 22 and 23, in Volume 14 of Plats, pages 12 and 13, in Volume 13 of Plats, pages 113 to 115, inclusive, and in Volume 13 of Plats, pages 97 to 105, inclusive, and as identified by Declaration recorded under Auditor's File No. 9003090090, being an amendment of Declarations recorded under Auditor's File Nos. 8911130095, 8901100091, 8709010046, 8609050017, 8508120022, 8002220033, 8202080028, 8405310049 and 8410010003, intended for single family residential use.

Said condominium being a portion of Tract "B": of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington; the legal description being Parcels "A", "C" and "E" set forth in Article 5 of said Declaration recorded under Auditor's File No. 8002220033.

TOGETHER WITH an undivided 1.97 percentage interest in the common and limited common areas within said condominium as set forth in said Declaration under Auditor's File No. 8901100091, and shown on said

"Survey and Floor Plans"

TOGETHER WITH a non-exclusive and exclusive use of the common area and limited common areas as set forth in said Declaration recorded under Auditor's File No. 9003090090.

Dated 2/21/06, 2006

Bruce T. Koester
Bruce T. Koester (individual)

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.

On this day personally appeared before me Bruce T. Koester, who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

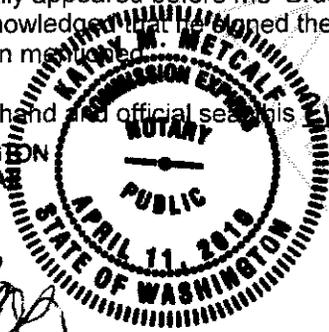
GIVEN UNDER my hand and official seal this Feb day of Feb, 2006

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1813
FEB 27 2006

Amount Paid
By Skagit Co. Treasurer
Capacity

Dated 2-23-06, 2006



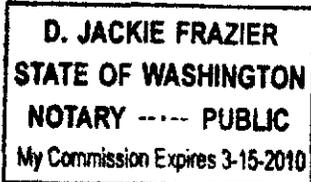
Kathy M. Metcalf
NOTARY PUBLIC in and for the
State of Washington
Residing at Sedro Woolley
Commission Expires: 4-12-2010

Phillip R. Koester
Phillip R. Koester (individual)

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.

On this day personally appeared before me Phillip R. Koester, who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 23 day of February, 2006



D. Jackie Frazier
NOTARY PUBLIC in and for the
State of Washington,
Residing at Sedro Woolley
Commission Expires: 3-15-10



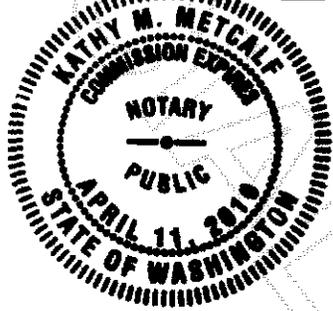
Dated 2/21/06, 2006

Karen A Koester
Karen Ann Koester (individual)

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.

On this day personally appeared before me Karen Ann Koester, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 21 day of Feb, 2006



Kathy M. Metcalf
NOTARY PUBLIC in and for the
State of Washington
Residing at Sedro Woolley
Commission Expires: 4-10-2010



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