

When recorded return to:

Czesia Smith
5960 Wild Rose Lane
Anacortes, WA 98221



200606070134
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 120837-j

120837-S

LAND TITLE OF SKAGIT COUNTY

QUIT CLAIM DEED

Grantor: Donald Berg
Grantee: Czesia Smith
Abbreviated Legal: A ptn of N 1/2 SE 1/4 SE 1/4, 13-34-1 E W.M.

THE GRANTOR DONALD BERG for and in consideration of Release of the terms and conditions contained in that certain Decree of Dissolution entered April 22, 2004 in Skagit County Cause No. 03-3-00283-2 more particularly set forth on Exhibit "A" attached hereto (WAC #458-61A-203) conveys and quit claims to CZESIA SMITH formerly Czesia Berg, 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 therein:

See attached legal description

Tax Parcel Number(s): P19355/340113-4-009-0106, P19356/340113-4-009-0205

Dated: June 5, 2006

#2826
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 07 2006

Donald Berg

Amount Paid \$ 0
By Deputy

State of Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Donald Berg 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: 6/5/06

Notary Public in and for the State of Washington

Residing at: Anacortes
My appointment expires: July 9, 2007

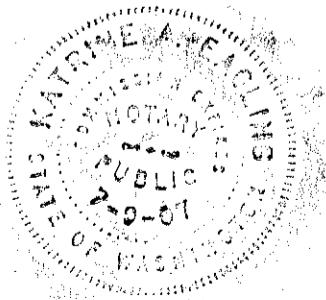


Exhibit A

"The wife shall be awarded the residence located at 5960 Wild Rose Land (also known as 5960 Buttram Lane), Anacortes, Washington. The husband has made mortgage payments on said residence totaling \$50,000.00. The parties have agreed that the wife will reimburse the husband for making these payments while she resided in the home if the home is sold within 10 years of the date of this decree. The husband shall sign a quit claim deed to the wife for the real property. No interest shall accrue on the \$50,000.00. The wife's obligation to pay the \$50,000.00 shall be contingent upon her selling the house prior to 10 years from the entry of this decree of dissolution. So long as the wife continues to own the home, then she shall not be required to pay the \$50,000.00 to the husband. If the wife does not sell the home within 10 years from the date of the entry of the decree of dissolution, the wife's obligation to pay the husband shall be extinguished, and the wife will own the home free and clear of any lien or obligation to the husband. At the expiration of the ten-year period, the husband shall sign a release of the lien along with any other document necessary to remove the encumbrance against the real property awarded to the wife herein."



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PARCEL "A":

That portion of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Southeast corner of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 13;
 thence North $88^{\circ}12'56''$ West a distance of 250.01 feet along the South line of said North $\frac{1}{2}$ to the true point of beginning;
 thence North $1^{\circ}15'18''$ East a distance of 255.01 feet;
 thence North $88^{\circ}12'56''$ West a distance of 262.69 feet;
 thence South $1^{\circ}26'12''$ West a distance of 255.00 feet;
 thence East 263.51 feet along the South line of said North $\frac{1}{2}$ to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Southeast corner of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 13;
 thence North $88^{\circ}12'56''$ West a distance of 250.01 feet to the Southeast corner of a tract conveyed to Bill J. Buttram, et ux, by deed dated April 5, 1976, recorded April 13, 1976, under Auditor's File No. 833257, records of Skagit County, Washington;
 thence North $1^{\circ}15'18''$ East along the East line of said Buttram tract and said East line extended North a distance of 348.52 feet;
 thence South $88^{\circ}12'56''$ East 250.01 feet to the East line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 13;
 thence South along said East line to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

An easement for ingress and egress and utilities, over, along, under and across a 60 foot strip of land lying within the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 34 North, Range 1 East, W.M., the centerline of which is described as follows:

Beginning at the Northeast corner of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;
 thence South $1^{\circ}15'18''$ West along the East line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 30.00 feet to the true point of beginning and the Easterly terminus of aforesaid centerline;



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DESCRIPTION CONTINUED:

PARCEL "C" continued:

thence North 88°05'58" West, parallel with the North line of said Northeast ¼ of the Southeast ¼ of the Southeast ¼, a distance of 250.01 feet;
thence South 1°15'18" West, parallel with the East line of said Northeast ¼ of the Southeast ¼ of the Southeast ¼ a distance of 371.34 feet;
thence North 88°12'56" West, parallel with the South line of said Northeast ¼ of the Southeast ¼ of the Southeast ¼, a distance of 262.69 feet to the East line of the West 150.00 feet of the aforesaid Northeast ¼ of the Southeast ¼ of the Southeast ¼, said point being the Westerly terminus of the aforesaid centerline,

EXCEPT that portion lying within the boundaries of Parcels "A" and "B" above,

ALSO EXCEPT that portion of said easement lying North of the following described line:

Beginning at the Northeast corner of the Southeast ¼ of the Southeast ¼ of Section 13, Township 34 North, Range 1 East, W.M., which corner is a distance of 1,311.68 feet North 1°15'18" East from the Southeast corner of Section 13, Township 34 North, Range 1 East, W.M.;
thence South 89°18'01" West 740.00 feet.

Situate in the County of Skagit, State of Washington.



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