

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273



200608240061
Skagit County Auditor

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QUIT CLAIM DEED

GRANTOR: **JOAN M. LENNING**, Individually and as Personal Representative of the Estate of **CHARLES O. "BUD" LENNING, JR.**, Deceased

GRANTEE: **JOAN M. LENNING**, a single person

Legal Description;
Abbreviated Form: Portion of the south half of the north half of the southwest one-quarter, section 3, township 33 north, range 3 east, W.M.

Additional on Page: **EXHIBIT "A"**

Assessor's Tax Parcel Nos: 330303-3-002-0007; P15351

THE GRANTOR, **JOAN M. LENNING**, individually and in her capacity as the duly appointed, qualified and acting Personal Representative for the Estate of **CHARLES O. "BUD" LENNING, JR., Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 05 4 00318 9, in distribution of said estate, hereby conveys and quitclaims to **JOAN M. LENNING**, a single person, as GRANTEE, that certain real property, which was the community property of **JOAN M. LENNING** and the decedent at the time of death of the decedent, situated in the County of Skagit, State of Washington, and legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions and reservations of record.

Quit Claim Deed -1-

\\Maingate\Shared\HOME\BRIAN\L - ZLENNING, Bud & Joan\Estate of Bud\qcd (40 acres) 052606.doc

Therefore, upon recording this deed, **JOAN M. LENNING** will own 100% of such property as her sole and separate property.

DATED: August 21, 2006.

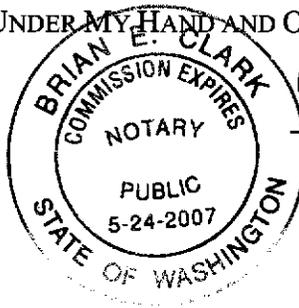
Estate of **CHARLES O. "BUD" LENNING, JR., Deceased**

By: *Joan M. Lenning*
JOAN M. LENNING
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **JOAN M. LENNING** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of **CHARLES O. "BUD" LENNING, JR., Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 21st day of August, 2006.



Brian E. Clark
Printed Name Brian E. Clark
NOTARY PUBLIC in and for the State of WA
My Commission Expires 5/24/07

#4333
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 24 2006

Amount Paid
By *[Signature]*
Skagit Co. Treasurer

Quit Claim Deed -2-

\\Maingate\Shared\HOME\ BRIAN\L - ZLENNING, Bud & Joan\Estate of Bud\qcd (40 acres)



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EXHIBIT "A"
QUIT CLAIM DEED

Legal Description:

The south half of the north half of the southwest one-quarter, section 3, township 33 north, range 3 east, W.M., EXCEPT ditch rights of way and EXCEPT that portion of the northwest one-quarter of the southwest one-quarter, lying within the following described tract: Commencing at a point on the east line of the county road running along the westerly line of said northwest one-quarter of the southwest one-quarter equidistant between the north and south line of said northwest one-quarter of the southwest one-quarter; thence north on the east line of said road 198 feet; thence east at right angles 330 feet; thence south parallel with the county road 396 feet; thence west; thence west parallel with the north line of said tract, 330 feet; thence north along the east line of the county road 198 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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Exhibit A
Quit Claim Deed

\\Maingate\Shared\HOME\BRIANL - ZLENNING, Bud & Joan\Estate of Bud\qed (40 acres) 052606.doc