



RECORD AT REQUEST OF AND
RETURN TO:
Heather D. Shand Perkins
SHAND PERKINS & WALL, PLLC
404 South First Street, Suite 201
PO Box 2734
Mount Vernon, WA 98273

QUIT CLAIM DEED

Reference Numbers of Documents Assigned or Released: NA

Grantor: CLARK, JAMES M, a single man
Grantee: RICKY CLARK and RHONDA CLARK, husband and wife
DEBBI QUEEN and FRANK QUEEN, husband and wife

Legal Description (Abbreviated):

SHORT LEGAL:

That portion of the Southeast Quarter of the Northeast Quarter of Section 13, Township 35 North, Range 6 East of the Willamette Meridian, Lying North of right of way of Great Northern Railway and Southeasterly of the Center of Alder Creek and more particularly described in legal description attached hereto as Exhibit "A" and made a part herein by reference.

Additional legal on Page 2 of document.

Assessor's Tax Parcel Identification Numbers:

- P41117 (350613-0-018-0008)
- P42944 (350718-0-002-0000)
- P43014 (350718-2-004-0004)
- P42984 (350718-0-034-0002)
- P105104 (350718-1-002-0100)

4999
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 27 2006

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Amount Paid \$
By Skagit Co. Treasurer
Dep't

ORIGINAL

THE GRANTOR JAMES M. CLARK for and in consideration of love and affection conveys and quit claims to his children, RICKY CLARK and RHONDA CLARK, husband and wife DEBBI QUEEN and FRANK QUEEN, husband and wife 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:

PARCEL D: TAX #'S: P41117/350613-0-018-008 & P42944/350718-0-002-0000

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTH OF RIGHT OF WAY OF GREAT NORTHERN RAILWAY AND SOUTHEASTERLY OF THE CENTER OF ALDER CREEK, EXCEPT THAT PORTION DEEDED TO STATE OF WASHINGTON BY DEED DATED NOVEMBER 6, 1957, RECORDED DECEMBER 12, 1957 IN VOLUME 291 OF DEEDS, PAGE 293 AS AUDITOR'S FILE NO. 559558.

ALSO THAT PORTION OF GOVERNMENT LOT 2 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST W.M., LYING NORTH OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY; EXCEPT THE EAST 20 ACRES THEREOF.

PARCEL E: TAX #'S: P43014/350718-2-004-0004 & P42984/350718-0-034-0002

THE EAST 20 ACRES OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST W.M., LYING NORTH OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY.

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 460 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH ALONG SAID WEST LINE 240 FEET, MORE OR LESS TO THE NORTH BOUNDARY OF THE GREAT NORTHERN RAILROAD COMPANY'S RIGHT OF WAY; THEN EASTERLY ALONG SAID NORTH BOUNDARY 254 FEET; THENCE EASTERLY ALONG SAID NORTH BOUNDARY 254 FEET; THENCE NORTHWESTERLY 334 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT THE WESTERLY 40 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

1. Easement to Puget Sound Power and Light Company for construction, maintenance, etc., on electric transmission line, recorded under Auditor's File No 220834.

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Skagit County Auditor

2. Easement to Puget Sound Power and Light Company for construction, maintenance, etc., on electric transmission line, recorded under Auditor's File No. 317028.
3. Easement to Puget Sound and Light Company for pole lines, recorded under Auditor's File No. 371030.
4. Easement to the State of Washington for sight distance, maintenance, recorded under Auditor's File No. 707032.

PARCEL F: TAX#'S: P105104/350718-1-002-0100

THE WESTERLY 40 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 460 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH ALONG SAID WEST LINE 240 FEET, MORE OR LESS, TO THE NORTH BOUNDARY OF THE GREAT NORTHERN RAILWAY COMPANY'S RIGHT OF WAY; THENCE EASTERLY ALONG SAID NORTH BOUNDARY 254 FEET; THENCE NORTHWESTERLY 334 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DATED this 26 day of September, 2006.

GRANTOR:


Print Name: JAMES M. CLARK



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Skagit County Auditor

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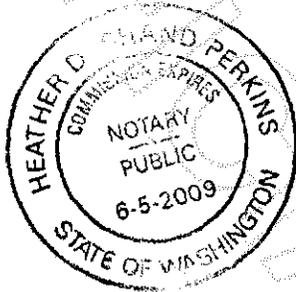
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this 26th day of SEPTEMBER, 2006, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JAMES M. CLARK, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



[Handwritten Signature]

Print Name: Heather D. Shand Perkins
NOTARY PUBLIC in and for the State of
Washington, residing at Arlington, Washington
My Appointment expires: 6/5/09



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Skagit County Auditor

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