

WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.
P.O. BOX 727
ANACORTES, WA 98221



200612040001
Skagit County Auditor

12/4/2006 Page 1 of 2 8:43AM

QUIT CLAIM DEED

Re - Record to add easement

GRANTOR: EDWARD H. HAWKINGS, husband of CHRISTINE HAWKINGS,
As his separate estate

GRANTEES: CHRISTEN ANDERSON and JEANNE ANDERSON,
husband and wife

LEGAL DESCRIPTION: The West 25 feet of Lot 13, all of Lot 14, and the East 20 feet of Lot 15, Block 913, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

EXCEPT the Northerly 34 feet of said Lots;

TOGETHER WITH the Northerly 47 feet of vacated West 7th Street lying South of said lots as would attach by operation of law.

Together with, and subject to, all matters of record.

TAX PARCEL NO: P58617 / 3809-913-015-001

THE GRANTOR, EDWARD H. HAWKINGS, the husband of CHRISTINE HAWKINGS, as his separate estate, for One Dollar (\$1.00) and no other consideration conveys and quit claims unto CHRISTEN ANDERSON and JEANNE ANDERSON, husband and wife, the GRANTEES, the above-described real property together with, and subject to, any and all easement rights appurtenant to the above described property that were existing of record at the time Grantees took title pursuant to a statutory warranty deed from Grantor to Grantees dated October 24, 1990 which was recorded on November 5, 1990 under Skagit County Auditor's File No. 9011050067. This shall include, but not be limited to, easement rights for utility and vehicular traffic purposes over, along, under and across the North 10 feet of Lot 10, and Lots 11 to 22 inclusive, Block 914 of the Northern Pacific Addition to Anacortes, as per plat recorded in Volume 2 of Plats, page 9, Records of Skagit County, Washington, together with the southerly 13 feet of vacated West 7th Street adjoining said lots, referred to in a quit claim deed from Buehl

QUIT CLAIM DEED - 1

J. Berentson and Verna J. Berentson, husband and wife, to Grantor dated March 25, 1986 and recorded under Skagit County Auditor's File No. 8609050020.

The purpose of this deed is to confirm that any and all easements rights appurtenant to the above-described property were, and are to be, conveyed to the GRANTEES.

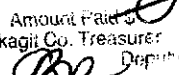
DATED this 1st day of December, 2006.


EDWARD H. HAWKINGS

#6125
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

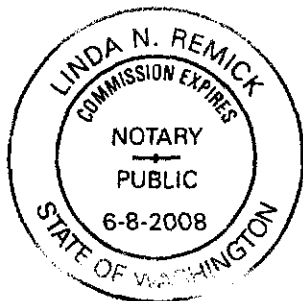
DEC 04 2006

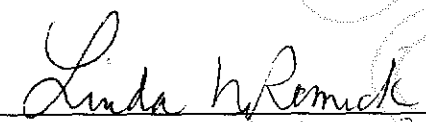
STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss)

Amount Paid
By  Skagit Co. Treasurer
Dep't

I certify that I know or have satisfactory evidence that EDWARD H. HAWKINGS signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 12-1-06




Notary Public in and for the State
of Washington, residing at: Hammond
My appointment expires: 6-8-08

QUIT CLAIM DEED - 2



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Skagit County Auditor