

When recorded return to:

Mr. And Mrs. Richard W. Stearns
12579 C Street
Mount Vernon, WA 98273



200702210100
Skagit County Auditor

2/21/2007 Page 1 of 2 1:52PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B89314

QUIT CLAIM DEED

FIRST AMERICAN TITLE CO.

B89314E-1

Grantor: Linda R. Stearns
Grantee: Richard W. Stearns and Linda R. Stearns
Abbreviated Legal:
Section 31, Township 35, Range 3; Ptn. Gov. Lot 1

THE GRANTOR LINDA R. STEARNS, AS HER SEPARATE ESTATE for and in consideration of To Create Community Property conveys and quit claims to Richard W. Stearns and Linda R. Stearns, 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 therein:

That portion of Government Lot 1 in Section 31, Township 35 North, Range 3 East, W.M., described as follows:

Beginning on the North line of "B" Street at a point which is intersected by a line drawn parallel to and 355 feet Westerly of the centerline of 5th Street as said streets are set forth in the "PLAT OF BAY VIEW, (MCKENNA & ELLIOTT'S 2ND ADDITION)", as per Plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington; thence Northwesterly along said line which is parallel to and 355 feet Westerly of the centerline of 5th Street to the North line of Government Lot 1; thence Westerly along the North line of said Government Lot 1 to the East line of 2nd Street as shown in said Plat; thence Southerly along the East line of 2nd Street to the North line of "B" Street; thence Easterly along the North line of "B" Street to the point of beginning, EXCEPT streets;

TOGETHER WITH those portions of the vacated streets and alleys which have reverted thereto by operation of law.

SUBJECT TO: Covenants, Conditions, Restrictions and Easements as per the Attached Schedule B-1 and by this reference made a part hereof.

Tax Parcel Number(s): P35074, 350331-0-011-0006, P100126, 350331-0-011-0303, P71144, 4069-002-021-0001

Dated: 2-16-2007

Linda R. Stearns
Linda R. Stearns

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

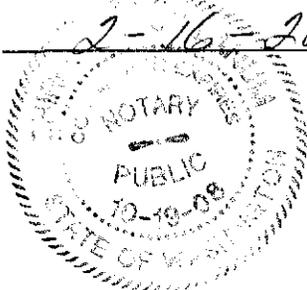
762
FEB 21 2007

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

State of Washington)
County of Skagit) SS:

I certify that I know or have satisfactory evidence that Linda R. Stearns, 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.

Date: 2-16-2007



Shirley Rose Jensen
Notary Public in and for the State of Washington
Residing at Burlington
Commission expires: 10-19-2008

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Stanley Straub and Linda Straub, husband and wife
Recorded: December 11, 1972
Auditor's No.: 778057
For: Together with an easement to Grantees, their heirs and assigns, for ingress and egress and utilities over and across the North 15 feet of the South 185 feet of that portion of said Government Lot 1 that lies Westerly of the above described tract and Northerly of the centerline of "B" Street and Easterly of the centerline of Second Street, as said streets are shown on said McKenna & Elliott's Second Addition and the Plat of "A. SIEGFRED'S FIRST PLAT OF BAYVIEW, PADILLA BAY", as per Plat recorded in Volume 1 of Plats, page 3, records of Skagit County, Washington.

B. Private rights for ingress, egress and utilities, if any, which may have been reserved under the Ordinance, which vacated the streets and alleys.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200609250139
Document Title: Plat Lot of Record Certification

Auditor's File No.: 200611130181
Document Title: On-Site Sewage System Operation and Maintenance Agreement



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