

Return Address:
Joseph D. Welch
14911 29th Drive SE
Mill Creek, WA 98012



200702270099
Skagit County Auditor

2/27/2007 Page 1 of 2 11:31AM

Document Title(s) (for transactions contained therein):

1. **Trustee's Quit Claim Deed**
- 2.
- 3.
- 4.

FIRST AMERICAN TITLE CO.
90517E-1

Reference Number(s) of Documents assigned or released:
(on page of documents(s))

Grantor(s)

1. **Virginia Andrews Burdette, Trustee in the Bankruptcy of Andrea S. Cox**
- 2.
- 3.
- 4.

Additional Names on page of document.

Grantee(s)

1. **Joseph D. Welch**
2. **Galina Kargopolitseva**
- 3.
- 4.

Additional Names on page of document.

Legal Description (abbreviated i.e. lot, block, plat or section, township, range)
Lot 12, Cummings Third Addition to the City of Burlington

Additional legal is on page of document.

Assessor's Property Tax Parcel/Account Number

P72492, 4082-000-012-0009

The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

TRUSTEE'S QUIT CLAIM DEED

IN CONSIDERATION of the sum of two hundred five thousand dollars (\$205,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Virginia Andrews Burdette, as Trustee in the Bankruptcy in the matter of Andrea S. Cox, debtor in the United States Bankruptcy Court for the Western District of Washington, Case No. 06-11198, Grantor, as authorized pursuant to the Order of the United States Bankruptcy Court dated February 11, 2007, and as authorized pursuant to the Order of the United States Bankruptcy Court dated October 25, 2006, does hereby grant, convey and quitclaim unto Joseph Welch and Galina Kargopolitseva, their executors, administrators, and assigns, all of the interest of the grantor and all of the interest of John L. Shelley in and to the following described real property located at 1308 Curtis Street, Burlington, Skagit County, Washington 98233, legally described as:

LOT 12, CUMMINGS THIRD ADDITION TO THE CITY OF BURLINGTON, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 2, RECORDS OF SKAGIT COUNTY WASHINGTON.
SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

ASSESSOR'S PROPERTY TAX PARCEL/ ACCOUNT NUMBER(S): 4082-000-012-0009

This sale is "as is" and "where is", the grantor making no warranties, express or implied concerning the property being transferred, and the grantee does not, by accepting this conveyance, assume any responsibility for any debt secured by the property.

DATED this 23 day of February, 2007.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
842

FEB 27 2007
3105400

Virginia Andrews Burdette, Bankruptcy
Trustee of the Estate of Andrea S. Cox

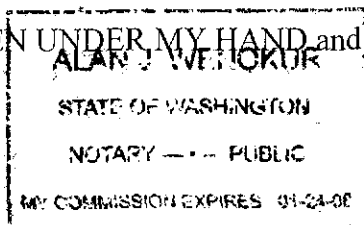
STATE OF WASHINGTON)

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

COUNTY OF KING)

On this 23^d day of February, 2007, before me personally appeared Virginia Andrews Burdette, Chapter 7 Trustee for the Bankruptcy Estate of Andrea S. Cox, who executed the within and foregoing Trustee's Deed in her capacity as bankruptcy trustee, as her free and voluntary act and for the purposes therein stated.

GIVEN UNDER MY HAND and official seal this 23^d day of February, 2007.



Notary Public in and for the State of
Washington, at Seattle

My Commission Expires 1/24/2008



Skagit County Auditor