

Return Address:

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Attention: Jennifer Stevenson



200703280093
Skagit County Auditor

3/28/2007 Page 1 of 4 3:06PM

Document Title(s) (or transactions contained therein): Quitclaim Deed
Reference Number(s) of Document assigned or released: N/A
Grantor(s) (Last name first, then first name and initial(s)): Halleran, John A., as Trustee under Qualified Personal Residence Trust Agreement for John A. Halleran
Grantee(s) (Last name first, then first name and initial(s)): Halleran, John F., as his separate property Nelson, Lynn, as her separate property
Legal Description (abbreviated: i.e., lot, block, plat or section, township, range): 1/2 interest in ptns. of Gov't Lot 4, Section 21 and Gov't Lot 1, Section 22, Township 34 North, Range 2, E.W.M. County of Skagit
<input checked="" type="checkbox"/> Full legal is on Exhibit A of document
Assessor's Property Tax Parcel/Account Number(s): 340222-0-010-0000; P20620

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FILED AT REQUEST OF:

PERKINS COIE LLP

AFTER RECORDING MAIL TO:

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#1380
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 28 2007

Amount Paid \$
Skagit Co. Treasurer
By Deputy

QUITCLAIM DEED

THE GRANTOR, JOHN A. HALLERAN, as Trustee under Qualified Personal Residence Trust Agreement for John A. Halleran dated March 5, 1997, for and in consideration of distribution to the beneficiaries of an irrevocable trust, conveys and quitclaims to the GRANTEES, JOHN F. HALLERAN and LYNN NELSON, each as their separate property, an undivided one-half (1/2) interest in and to the following-described real estate, situated in the County of Skagit, State of Washington, including any interest therein which the Grantor may hereafter acquire:

Tax Parcel No. 340222-0-010-0000;
P20620

15728 Snee-Oosh Road
LaConner, Washington 98257

Legal description attached hereto as Exhibit A and incorporated herein by this reference.



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EXHIBIT A

That portion of Government Lot 4 of Section 21 and of Government Lot 1 of Section 22, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 22, Township 34 North, Range 2 East of the Willamette Meridian;
thence N 41°56' West along a diagonal which runs from the Southeast corner to the Northwest corner of said Government Lot 1 of said Section 22 and which diagonal course is also the center line of the County Road a distance of 1627.61 feet;
thence continuing North 41°56' West along said diagonal a distance of 56.22 feet;
thence South 75°16'30" West a distance of 32.07 feet to a point on the Westerly line of the County Road and which point is the true point-of-beginning;
thence continuing South 75°16'30" West to the line of mean high tide;
thence Southeasterly along the beach a distance of 50 feet;
thence North 75°16'30" East to a point on the Westerly line of the County Road which point is South 75°16'30" West a distance of 33.73 feet from that point on said diagonal which is North 41°56' West a distance of 1627.61 feet from the Southeast corner of Government Lot 1 of said Section 22;
thence Northwesterly along the Westerly line of the County Road to the point-of-beginning.



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