

After recording return to:
Adelstein, Sharpe & Serka LLP
Post Office Box 5158
Bellingham, WA 98227



200704130104

Skagit County Auditor

4/13/2007 Page

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3 11:21AM

Grantor: James J. Bannister
Grantees: James J. Bannister and Patti Bannister, husband and wife as joint tenants with a right of survivorship
Legal Desc.: Ptn SE $\frac{1}{4}$, NW $\frac{1}{4}$, Sec 30, T35N, R4E, W.M.
Tax Parcel ID#: P38115; P38098
Reference Nos.: Not Applicable

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1696
APR 13 2007

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Amount Paid \$
Skagit Co. Treasurer
By Deputy

Quit Claim Deed

The Grantor, **James J. Bannister**, for and in consideration of love and affection, conveys and quit claims to **James J. Bannister and Patti Bannister, husband and wife as joint tenants with a right of survivorship** the following described real estate, situated in the County of Skagit, State of Washington, including any interest therein which Grantor may hereafter acquire:

PARCEL "A"

That portion of the Southeast 1/4 of the Northwest 1/4 in Section 30, Township 35 North, Range 4 East, N.M. described as follows:

Beginning at a point of the East line of state highway, known as Pacific Highway as conveyed to the State of Washington by Deed dated April 6, 1921, and recorded April 26, 1921, under Auditor's File No. 149369 in Volume 122 of Deeds, page 22, at a point 348.8 feet North of the South line of said subdivision, said point being the Northwest corner of a tract of land conveyed to Paul B. Jordan et ux by Deed dated January 19, 1945, recorded February 3, 1945, under Auditor's File No. 377826; thence Southeasterly along said Pacific Highway 50 feet to the True Point of Beginning; thence continue Southeasterly along said highway 240.1 feet; thence Northeasterly at right angles to the Northeasterly line of said Pacific Highway a distance of 110 feet; thence Southeasterly parallel to the East line of said Pacific Highway a distance of 100 feet; thence Southwesterly along a line running at right angles to the Northeasterly line

of said Pacific Highway, a distance of 110 feet to the Northeasterly line of said highway; thence Southeasterly along the Northeasterly line of said Pacific Highway a distance of 70.8 feet, more or less, to a point 20 feet North of the South line of said subdivision; thence East parallel to the South line of said subdivision 241 feet, more or less, to the East line of the subdivision; thence North along the East line of said subdivision 328.8 feet, more or less, to the North line of said Paul B. Jordan tract; thence West along the North line of said Paul B. Jordan tract to a point North 47° 05' East from the true point of beginning; thence South 47° 05' West to the True Point of Beginning, EXCEPT the following described tracts:

1. Beginning at a point 208.8 feet North and 16 feet West of the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence West parallel to the South line of said subdivision, 100 feet; thence North 140 feet; thence East parallel to the South line of said subdivision 100 feet, more or less, to a point 16 feet West of the East line of said subdivision; thence South to the Point of Beginning.
2. Beginning at a point 36 feet North and 16 feet West of the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence West parallel to the South line of said subdivision 100 feet; thence North 70 feet; thence East parallel to the South line of said subdivision, to a point 16 feet West of the East line of said subdivision; thence South 70 feet more or less to the Point of Beginning.
3. Beginning at a point 308.8 feet North and 112 feet West of the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence West 50 feet, thence South 140 feet; thence East 50 feet; thence North 140 feet to the Point of Beginning.

THIS INCLUDES THE TWO EXISTING MOBILE HOMES ON THE PROPERTY.

PARCEL "D"

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at a point 36 feet North and 16 feet West of the center of said Section 30; thence West parallel to the East and West centerline of said Section, 100 feet; thence North 70 feet; thence East parallel to said East and West centerline, 100 feet; thence South to the point of beginning.



TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities over and across the East 16 feet of the South 348.8 feet of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 35 North, Range 4 East, W.M., EXCEPT the South 20 feet thereof.

DATED this 9th day of APRIL 2007.

[Handwritten signature of James J. Bannister]

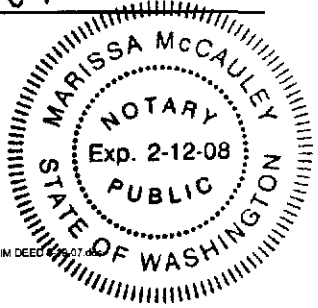
James J. Bannister

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that **James J. Bannister** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4.9.07

MariSSa McCauley
Notary Public in and for the State of Washington,
residing at: Lynden
Printed name: MARISSA MCCAULEY
Commission Expires: 2-12-08



S:\BANNISTER, James J. and Pat\QUIT CLAIM DEED 4/9/07.doc

