

When Recorded Return to:

Elliott W Johnson Inc PS
711 S. First St
Mount Vernon, WA 98273



200704190130

Skagit County Auditor

4/19/2007 Page 1 of 3 2:03PM

Quit Claim Deed

Grantor(s): Donald Seger, Trustee

Grantee(s): Donald Seger

Legal Description (abbreviated): Ptn Lot 1 AA & SL Moody Tr

Assessor's Tax Parcel Number: 3957-000-001-0105
P67516

**Reference (Auditor File Numbers
of Documents assigned, released or
amended):** 200510210176

#1815
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 19 2007

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

For and in consideration of removing property from Grantor's Revocable Trust, **Donald Seger**, as Trustee of the Donald Seger Revocable Trust as set forth in document recorded on October 21, 2005 under Skagit County Auditor's File No. 200510210176, ("Grantor") conveys and quit claims to **Donald Seger**, a single man ("Grantee") the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of Grantor therein:

Attached as Exhibit "A"

SUBJECT TO all encumbrances and defects of record.

And by this document the undersigned, as Settlor, Trustee and sole Beneficiary of the Donald Seger Revocable Trust set forth above, do hereby revoke and cancel said trust effective immediately.

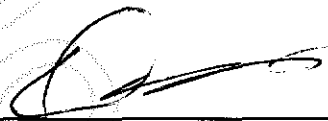
Quit Claim Deed

Page 1

H:\EWJ\Seger\704 Seger Deed.wpd
4/2/7 13:47

Elliott W. Johnson Inc. P.S.
711 South First Street
Mount Vernon, WA 98273
(360) 336-6502 Fax 336-5616
Email Elliott@EWJLaw.com

Dated as of April 5, 2007.

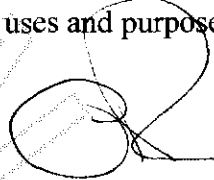
X 

Donald Seger,
as Trustee

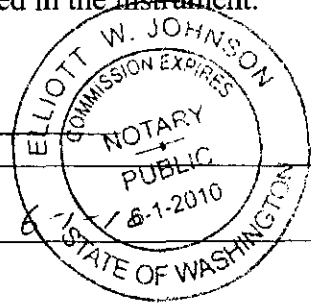
State of Washington)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that Donald Seger is the person who signed this instrument, and said person acknowledged that he signed this instrument, and acknowledged that he was authorized to execute the instrument as Trustee of the Donald Seger Revocable Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4-5-2007



Notary Public
My appointment expires: 6-1-2010



PARCEL "A":

The South ½ of the following described tract:

That portion of Lot 1, "A.A. & S.L. MOODY TRACT, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 90, records of Skagit County, lying North of a line 200 feet South of and parallel with the North line of Section 7, Township 35 North, Range 4 East, W.M., EXCEPT that portion, if any, lying within the State Highway right of way, (Old Highway 99).

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The North ½ of the following described tract:

That portion of Lot 1, "A.A. & S.L. MOODY TRACT, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 90, records of Skagit County, lying North of a line 200 feet South of and parallel with the North line of Section 7, Township 35 North, Range 4 East, W.M., EXCEPT that portion, if any, lying within the State Highway right of way, (Old Highway 99).

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That certain 20 foot strip of land referred to as "private road" in that dedication and shown on the face of "A.A. & S.L. MOODY TRACT, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 90, records of Skagit County, lying Northerly of Lot 1 in said plat, EXCEPT that portion, if any, lying within the State Highway right of way, (Old Highway 99), EXCEPT there from that portion thereof described as follows:

Beginning at the Northeast corner of Lot 1, "A.A. & S.L. MOODY TRACT";
thence North 3°07'37" West along the Northerly extension of the Easterly line of said Lot 1 (equals North 1°30' West on said plat), a distance of 20 feet to an intersection with the North line of Section 7, Township 35 North, Range 4 East, W.M., and the true point of beginning;
thence South 88°06'55" West along said North line 192.85 feet to a point that is North 88°06'55" East 200.00 feet from the Easterly margin of the State Highway;
thence South 2°32'40" West parallel with said Easterly margin 5.50 feet;
thence North 87°31'37" East 193.36 feet to a point that is South 3°07'37" East 3.50 feet from the true point of beginning;
thence North 3°07'37" West 3.50 feet to the true point of beginning.

ALSO EXCEPT from the above described Parcels "A", "B" and "C", that portion thereof lying Westerly of a line drawn Southerly parallel with the Easterly line of the State Highway from a point on the North line of said tract which is 200 feet East of its intersection with said Easterly line of the State of Washington.

Situate in the County of Skagit, State of Washington.

Including a Title Eliminated Mobile Home as filed under Auditor's File No. 9303250052.

