

When recorded return to:

Greg Leonard
Joni Leonard
2180 Aurora Court
Oak Harbor, WA 98277



200709270165
Skagit County Auditor

9/27/2007 Page 1 of 1 3:39PM

Filed for Record at Request of
Guardian Northwest Title
Escrow Number: B92476

QUIT CLAIM DEED

GUARDIAN NORTHWEST TITLE CO.

B92476E-1

Grantor: GREG LEONARD
Grantee: JONI LEONARD
Abbreviated Legal:

Section 14, Township 35, Range 7; Ptn. Gov. Lot 3 (aka Tract "A", Short Plat No. 23-74)

THE GRANTOR GREG LEONARD, A MARRIED MAN for and in consideration of **TO ESTABLISH COMMUNITY PROPERTY PER WAC 458-61A-203(1)** conveys and quit claims to **GREG LEONARD AND JONI LEONARD, 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 3, Section 14, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 1, Block 21, "MAP OF BESSEMER, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, page 79, records of Skagit County, Washington; thence East 230 feet to the Northeast corner of Lot 6, Block 20, "MAP OF BESSEMER, SKAGIT CO., WASHINGTON", the true point of beginning. (said point being on the East line of that certain Tract conveyed to Ira Savage by deed dated January 4, 1915, and recorded January 12, 1915, under Auditor's File No. 105886 in Volume 94 of Deeds, page 563); thence from said point East 500 feet, more or less, to the West line of a Tract conveyed by Morris M. Wright to Maggie Thompson, by Deed dated May 10, 1904, and recorded in Volume 57 of Deeds, page 402; thence South 275 feet along the West line to the bank of the Skagit River; thence along the bank of the Skagit River Westerly 500 feet, more or less, to a point due South of the point of beginning; thence North to the point of beginning. EXCEPT any portion lying within road rights-of-way; ALSO EXCEPT the West 200 feet thereof, AND ALSO EXCEPT the East 80 feet thereof.

(Also known as Tract "A" of Short Plat No. 23-74, approved June 18, 1974).

Tax Parcel Number(s): P42624, 350714-0-022-0018

Dated:

9-26-07

GREG LEONARD

4576
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 27 2007

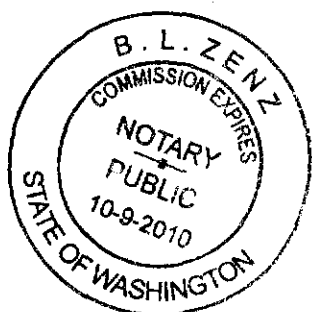
Amount Paid \$ 0
Skagit Co. Treasurer
By *BL* Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that GREG LEONARD, 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:

9-26-07



B. L. Zenz
B. L. Zenz

Notary Public in and for the State of WA
Residing at Burlington
My appointment expires: 10-9-10