

AFTER RECORDING MAIL TO:

Jennifer Zylstra  
1223 Railroad Ave  
Sedro Woolley WA 98284



200710260117  
Skagit County Auditor

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Filed for Record at Request of:  
First American Title Insurance Company

*Space above this line for Recorders use only*

GUARDIAN NORTHWEST TITLE CO.

92960-3

### QUIT CLAIM DEED

File No: **4222-1120327 (KS)**

Date: **October 23, 2007**

Grantor(s): **Matthew Zylstra**

Grantee(s): **Jennifer Zylstra**

Abbreviated Legal: **PTN. LOTS 25 AND 26, "PLAT OF STATE STREET ADDITION TO SEDRO"**

Additional Legal on page:

Assessor's Tax Parcel No(s): **(P77285) 4173-000-025-0301**

**THE GRANTOR(S) Matthew Zylstra a married man** for and in consideration of **To Separate Community Property** in hand paid, conveys and quit claims to **Jennifer Zylstra a married woman as her separate estate**, the following described real estate, situated in the County of **Skagit**, State of **Washington**, together with all after acquired title of the grantor(s) herein:

See attached Exhibit "A" for legal description

5019  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 26 2007

*Matthew Zylstra*

Matthew Zylstra

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

APN: P77285

Quitclaim Deed - continued

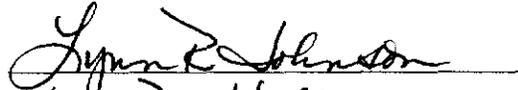
File No.: 4222-1120327 (KS)

Date: 10/23/2007

STATE OF Washington )  
 )-ss.  
COUNTY OF Whatcom )

I certify that I know or have satisfactory evidence that **Matthew Zylstra**, is/~~are~~ the person(s) who appeared before me, and said person(s) acknowledged that he/~~she/they~~ signed this instrument and acknowledged it to be his/~~her/their~~ free and voluntary act for the uses and purposes mentioned in this instrument.

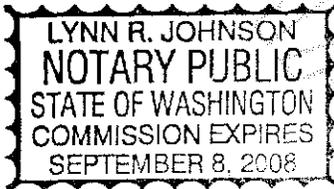
Dated: October 24, 2007

  
Lynn R. Johnson

Notary Public in and for the State of Washington

Residing at: Ferndale

My appointment expires: 9/8/08



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**EXHIBIT A**

**LEGAL DESCRIPTION:**

**PARCEL "A"**

THE EASTERLY 80 FEET OF THE NORTHERLY 130 FEET OF TRACT 25, "PLAT OF STATE STREET ADDITION TO SEDRO", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 61 RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE VACATED SOUTHERLY 16 FEET OF RAILROAD STREET ABUTTING UPON SAID PROPERTY AS CONVEYED APRIL 8, 1980 UNDER AUDITOR'S FILE NO. 8004080021 RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL "B"**

THAT PORTION OF TRACT 26, "PLAT OF STATE STREET ADDITION TO SEDRO", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 61, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID TRACT 26; THENCE SOUTH 37°01'52" EAST ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 130 FEET; THENCE NORTH 53°06'22" EAST, A DISTANCE OF 3.56 FEET; THENCE NORTH 37°21'07" WEST, A DISTANCE OF 146 FEET TO THE NORTHERLY LINE OF THE VACATED 16 FEET OF RIGHT-OF-WAY ADJOINING THE FRONT OF SAID TRACT 26, AS CONVEYED APRIL 8, 1980 UNDER AUDITOR'S FILE NO. 8004080021 RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 53°06'22" WEST ALONG THE NORTH LINE OF SAID VACATED RIGHT-OF-WAY, A DISTANCE OF 2.75 FEET TO THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF SAID TRACT 26; THENCE SOUTH 37°01'52" EAST, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.



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