



200802250168

Skagit County Auditor

2/25/2008 Page

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2 3:16PM

After recording, return to:

Michael L. Lewis
506 Main
Mount Vernon, WA 98273

QUIT CLAIM DEED

Grantor: Jeannette L. Beatty

Grantee: Jeannette L. Beatty, Trustee

Legal Description: Gibraltar 1/2 Vac Sts Adj to Less Rd Lots 1 to 4 Block 20

Assessor's Tax Parcel ID#: 4109-020-004-0006

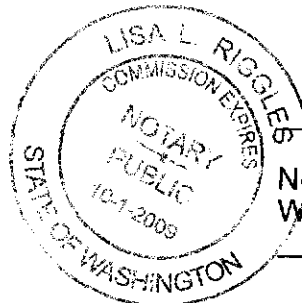
The grantor, JEANNETTE L. BEATTY, for and in consideration of love and affection, conveys and quit claims to JEANNETTE L. BEATTY, Trustee under a Living Trust Agreement dated February 22, 2008, the following described real property situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

See attached Exhibit A.

DATED THIS 22 day of February, 2008.SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX570
FEB 25 2008Amount Paid \$0
Skagit Co. Treasurer
By man DeputyJeannette L. Beatty
JEANNETTE L. BEATTY

STATE OF WASHINGTON)
 : ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Jeannette L. Beatty, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 22 day of February, 2008.

Lisa L. Riggles
Notary Public in and for the State of
Washington. My commission expires:
10/1/2009

PARCEL (A)

Lots 1 to 4 inclusive, Block 26; Lots 1 to 4 inclusive, Block 21, and Lots 1 to 4 inclusive, Block 27, "PLAT OF THE TOWNSITE OF GIBRALTER", according to plat recorded in Volume 1 of Plats, page 19, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated Miller Street, vacated Orcas Street, and vacated Fidalgo Street which upon vacation attached to said premises by operation of law;

EXCEPT from the above described premises that portion thereof lying within Lots 1 to 4, Block 26, conveyed to Skagit County for road purposes by deed recorded May 31, 1946 under Auditor's File No. 394000; ALSO EXCEPT any portion of the above described premises lying below the meander line or the line of mean high tide (whichever is the farthest out);

PARCEL (B)

All tidelands of the second class extending to the line of extreme low tide in front of and abutting on Lots 1, 2, 3, and 4, Block 27, "PLAT OF THE TOWNSITE OF GIBRALTER", according to plat recorded in Volume 1 of Plats, page 19, records of Skagit County, Washington, and in front of and abutting the southern terminus of the westerly one-half of Orcas Street as shown on said Plat of Gibraltar. Said tide lands hereby conveyed being bounded on the west by the production of the westerly line of Lot 4, Block 27, PLAT OF THE TOWNSITE OF GIBRALTER, and on the east by the production of the center line of Orcas Street as shown on said plat;

SUBJECT TO:

Exceptions and reservations contained in deed from the State of Washington whereby said Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry, recorded under Auditor's No. 91418 (affects Parcel (B))

Said land or a portion thereof may lie beneath navigable waters. Any portion of said land which lies or which may in the future lie beneath navigable waters is subject to rights of navigation, together with incidental rights of fishing, boating, swimming, water-skiing and other related recreational purposes generally regarded as corollary to the right of navigation and the use of public waters. See Wilbour vs. Callagher 77 Washington Decision 2nd, page 307;

together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in any wise appertaining.

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EXHIBIT A

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