



200902240091

Skagit County Auditor

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3 2:46PM

After recording return to:

Daniel M. Nystrom
23988 N. Westview Road
Mount Vernon, WA 98274

Document Title: QUIT CLAIM DEED
Reference Number of Documents assigned or released: N/A
Grantor: (Last name, first name, initials) KOFFEL, JOAN NYSTROM
Grantee/Beneficiary: (Last name first, then first name and initials) 1. NYSTROM, DANIEL MANFRED 2. NYSTROM, DOREEN KAY
Legal description (abbreviated: i.e. lot, block, plat or section, township, range): PTN SW1/4 SE1/4 AKA TR 3 S/P#54-79 DT 19 DK 12 (Parcel P21438) O/S#102 AF#777278 1974 TRF#807721 DR19 DK12 TRACT 4 SHORT PLAT#54-79 EXCEPT FOR FOLLOWING DESCRIBED PORTION OF TRACT 4: BEGINNING AT THE NW CORNER OF TRACT 1 OF SAID SHORT PLAT; THENCE NORTH 00-56-06 EAST, ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID TRACT 1, 70 FEET; THENCE SOUTH 88-32-20 EAST, PARALLEL TO THE NORTH LINE OF SAID TRACT 1, 346.34 FEET; THENCE SOUTH 00-56-06 WEST, PARALLEL TO THE EAST LINE OF SAID TRACT 1, 381.15 FEET, MORE OR LESS, TO THE SOUTH LINE OF TRACT 4; THENCE NORTH 88-32-20 WEST, ALONG SAID SOUTH LINE, 60 FEET, MORE OR LESS, TO THE SE CORNER OF SAID TRACT 1; THENCE NORTH 00-56-06 EAST, ALONG THE EAST LINE OF SAID TRACT 1, 311.15 FEET TO THE NE CORNER THEREOF; NORTH 88-32-20 WEST, ALONG THE NORTH LINE OF SAID TRACT 1, 286.34 FEET TO THE POINT OF BEGINNING. (Parcel P21485)
Assessor's Property Tax Parcel/Account Numbers: 1. P21438 2. P21485
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

QUITCLAIM DEED

JOAN NYSTROM KOFFEL, as her separate property, "Grantor," for and in consideration of a gift to my son and daughter-in-law, hereby conveys and quitclaims to DANIEL MANFRED NYSTROM and DOREEN KAY NYSTROM, 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:

AN UNDIVIDED FIVE-SEVENTHS (5/7ths) interest in the Real Property legally described on Exhibit A attached hereto and incorporated herein by this reference (the "Real Property").

Following this transfer, Grantor hereby retains unto herself a 6.66% interest in the Real Property.

WITNESS the hand of said Grantor on this 15 day of January, 2009.

GRANTOR:

Joan Nystrom Koffel
JOAN NYSTROM KOFFEL

State of CALIFORNIA)
) ss.
County of RIVERSIDE

On 1-15, 2009, before me, Ida M. Rice,
Notary Public, personally appeared **JOAN NYSTROM KOFFEL**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her individual capacity, and that by her signature on the instrument she did execute this instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ida M. Rice



489
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 24 2009

Amount Paid \$ 0
Skagit Co. Treasurer
By Mam Deputy



200902240091
Skagit County Auditor

EXHIBIT A

Legal Description

TRACT 3 AND 4, SHORT PLAT #54-79, APPROVED JUNE 1, 1979, RECORDED JUNE 4, 1979, IN BOOK 3 OF SHORT PLATS, PAGE 117, UNDER AUDITOR'S FILE NO. 7906040032 BEING A PORTION OF THE SOUTH ½ OF SECTION 11, TOWNSHIP 34, NORTH RANGE 3 EAST W.M.

LESS AND EXCEPT FOR FOLLOWING DESCRIBED PORTION OF TRACT 4: BEGINNING AT THE NW CORNER OF TRACT 1 OF SAID SHORT PLAT; THENCE NORTH 00-56-06 EAST, ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID TRACT 1, 70 FEET; THENCE SOUTH 88-32-20 EAST, PARALLEL TO THE NORTH LINE OF SAID TRACT 1, 346.34 FEET; THENCE SOUTH 00-56-06 WEST, PARALLEL TO THE EAST LINE OF SAID TRACT 1, 381.15 FEET, MORE OR LESS, TO THE SOUTH LINE OF TRACT 4; THENCE NORTH 88-32-20 WEST, ALONG SAID SOUTH LINE, 60 FEET, MORE OR LESS, TO THE SE CORNER OF SAID TRACT 1; THENCE NORTH 00-56-06 EAST, ALONG THE EAST LINE OF SAID TRACT 1, 311.15 FEET TO THE NE CORNER THEREOF; NORTH 88-32-20 WEST, ALONG THE NORTH LINE OF SAID TRACT 1, 286.34 FEET TO THE POINT OF BEGINNING.



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