



200903060070  
Skagit County Auditor

3/6/2009 Page 1 of 5 10:10AM

Name: Mary Kathleen Fast

Address: 14232 Gibraltar Road

City and State: Anacortes, WA 98221

Tax Account Number: portion P20451 to P20449  
Escrow #: JM-1511

### QUIT CLAIM DEED

THE GRANTOR William Douglas Fast and Mary Kathleen Fast, husband and wife, as their interests appear of record,

for and in consideration of boundary line adjustment and clearing title without consideration

conveys and quit claims to Harold J. Bingen and Mary Lou Bingen, husband and wife, as joint tenants with rights of survivorship, and not as tenants in common, and not as community property

the following described real estate, situated in the County of Skagit State of Washington together with all after acquired title of the grantor(s) therein:

The South 220 feet of the East 198 feet of the following described tract:

That portion of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 2 East, W.M., lying Westerly of the County Road right-of-way commonly known as the Gibraltar Road; EXCEPT the South 220 feet thereof.

Subject to matters of record.

The undersigned acknowledge that they are acquiring the herein described real property as joint tenants with rights of survivorship, and not as tenants in common, and not as community property:

Harold J. Bingen

Mary Lou Bingen

The above described property is identical to the property acquired by the Grantees by deed recorded April 22, 2004 as Auditor's File No. 200404220086. This boundary adjustment is for clearing title and is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Bob Roeder 3/6/2009 of the Skagit County Planning Department.

Dated this 06 day of March, 2009.

William Douglas Fast

Mary Kathleen Fast

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

6001  
MAR 06 2009

LPB-12  
Page 1 of 2

Amount Paid \$ 0  
Skagit Co. Treasurer  
By [Signature] Deputy

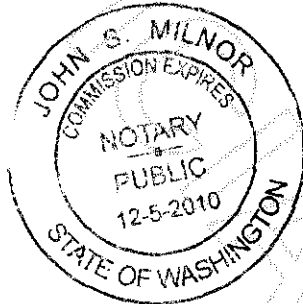
STATE OF WASHINGTON, }  
County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me William Douglas Fast and Mary Kathleen Fast to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6<sup>th</sup> day of March 2009.



John S. Milnor  
Notary Public in and for the State of Washington,  
residing at Mount Vernon

My appointment expires 12-5-10

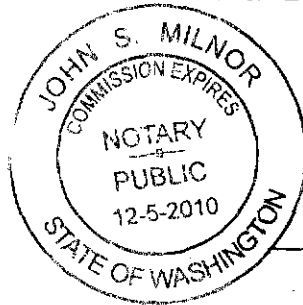
STATE OF WASHINGTON, }  
County of Skagit } ss.

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to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

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NARRATIVE

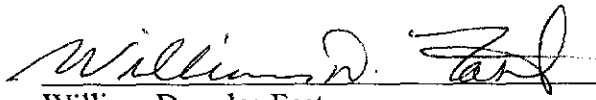
Re: WAC 458-61A-109  
WAC 458-61A-215

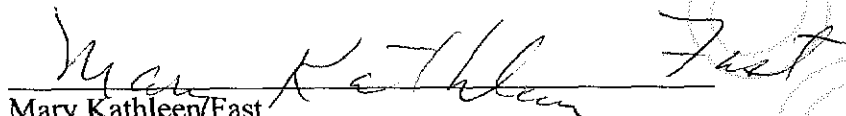
The property described on the accompanying Fast to Bingen deed was reserved by Mrs. Fast's mother, Beulah May Kelley, on a deed to the Fasts recorded as Skagit County Auditor's File No. 8310070003. Said reservation may have been made without proper authorization from the Skagit County Planning Department.

At the time of sale from Mrs. Kelley to Bingen, AFN 200404220086, a boundary line adjustment was in process and was subsequently approved by the Skagit County Planning Department as shown the deed from Mrs. Kelley to Mrs. Fast, AFN 200404290099. However, there were two oddities about said deed. First, the excepted acre for the Bingen property included a slightly different legal description than that used on the Kelley to Bingen deed. Hence, a discrepancy has existed since then. Second, the deed from Mrs. Kelley to Mrs. Fast did not reference the interest of Mr. Fast.


Therefore, in order to get proper boundary line adjustment approval from the Skagit County Planning Department and to clear title to any possible claim from the Fasts, the accompanying deed has been drafted and executed without any consideration.

Dated: March 062009.

  
\_\_\_\_\_  
William Douglas Fast

  
\_\_\_\_\_  
Mary Kathleen Fast

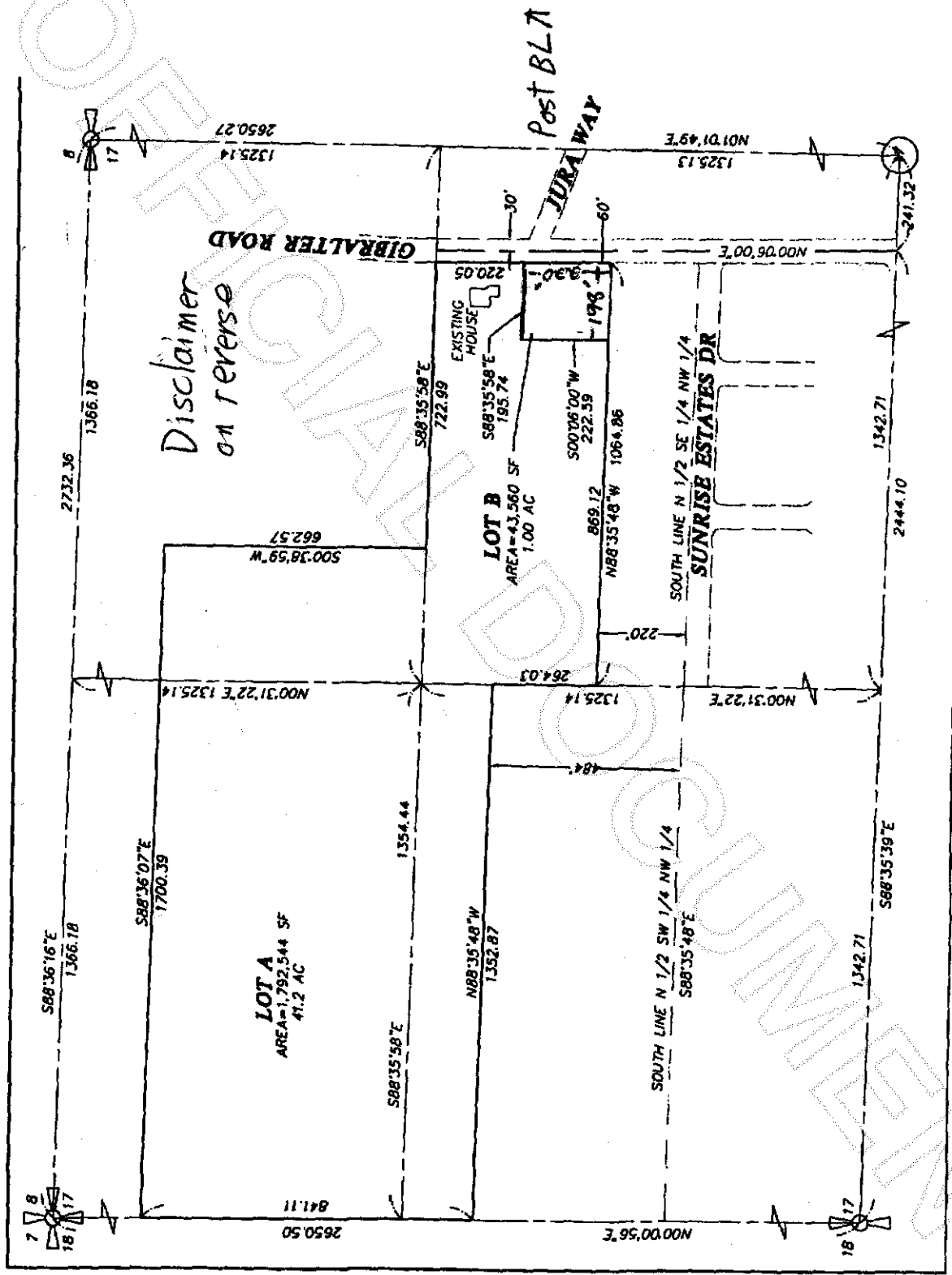
  
\_\_\_\_\_  
Harold J. Bingen

  
\_\_\_\_\_  
Mary Lou Bingen



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