

When recorded return to:
Lincoln T. Aldridge
13361 Teak Lane
Mount Vernon, WA 98273



200904100107
Skagit County Auditor

4/10/2009 Page 1 of 2 3:26PM

Filed for Record at Request of
Guardian Northwest Title
Escrow Number: 96890

QUIT CLAIM DEED

GUARDIAN NORTHWEST TITLE CO.

4027-000-013-0006 96890-1

Abbreviated Legal:

Ptn. Lots 12 and 13, "PLAT OF SUNSET ADDITION TO CLEAR LAKE, SKAGIT COUNTY, WASH."

THE GRANTOR LINCOLN T. ALDRIDGE, AS HIS SEPARATE ESTATE for and in consideration of *Establishing Community Property* conveys and quit claims to Lincoln T. Aldridge and Heidi A. Aldridge, 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:

Lot 13, "PLAT OF SUNSET ADDITION TO CLEAR LAKE, SKAGIT COUNTY, WASH.", according to the plat thereof recorded in Volume 4 of Plats, page 38, records of Skagit County, Washington;

EXCEPTING THEREFROM the following described property known as Tracts A and B;

TRACT "A":

Beginning at a point 70.00 feet South of the Northwest corner of said Lot 13; thence North 89°39'52" East, parallel with the North boundary of said Lot 13, a distance of 70.00 feet; thence North 74°35'35" East, a distance of 269.21 feet to the North boundary of said Lot 13; thence South 89°39'52" West along said North boundary of said Lot 13, a distance of 330.00 feet to the said Northwest corner of said Lot 13; thence South along the West boundary of said Lot 13, a distance of 70.00 feet to the point of beginning and the end of Tract A.

TRACT "B":

Beginning at the Northwest corner of said Lot 13; thence North 89°39'52" East along the North boundary of said Lot 13, a distance of 493.21 feet and the true point of beginning of Tract B; thence South 31°56'35" East, a distance of 43.44 feet; thence South 88°18'20" East, a distance of 378.71 feet to the Easterly boundary of said Lot 13; thence North 06°01'16" West along said Easterly boundary of Lot 13, a distance of 50.67 feet to the Northeast corner of said Lot 13; thence South 89°39'52" West along the North boundary of said Lot 13, a distance of 396.22 feet to the true point of beginning and the end of Tract B.

TOGETHER WITH that portion of Lot 12, described as Tract C, "PLAT OF SUNSET ADDITION TO CLEAR LAKE, SKAGIT COUNTY, WASH.", according to the plat thereof recorded in Volume 4 of Plats, page 38, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 12; thence North 89°39'52" East along the South boundary of said Lot 12, a distance of 330.00 feet and the true point of beginning of Tract C; thence North 74°35'35" East, a distance of 107.68 feet; thence North 89°39'52" East parallel with said South boundary of said Lot 12, a distance of 42.00 feet; thence South 31°56'35" East, a distance of 32.88 feet to the said South boundary of said Lot 12; thence South 89°39'52" West along said South boundary, a distance of 163.21 feet to the true point of beginning and the end of Tract C.

Tax Parcel Number(s): P69914, 4027-000-013-0006

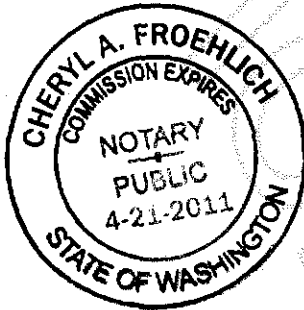
Dated: 4-6-09

Lincoln T. Aldridge
Lincoln T. Aldridge

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Lincoln T. Aldridge the person who appeared before me, and said person acknowledge that signed this instrument and acknowledge it to be free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-6-09



Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at: Burlington
My appointment expires: 4-21-11

996
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 10 2009

Amount Paid \$ 0
By Skagit Co. Treasurer Deputy



200904100107
Skagit County Auditor