


When Recorded Please Return To:
LAWRENCE A. PIRKLE
321 West Washington, Suite 300
Mount Vernon, WA 98273
(360) 336-6587


201102030124
Skagit County Auditor
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This space for Recorder's use only

QUIT CLAIM DEED

THE GRANTOR, MARY JEAN HOFFMAN, a single person, for and in consideration of a gift from mother to daughter (WAC 458-61A-201), conveys and quit claims to GRANTEE, DEBORAH J. HOFFMAN, a single person, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel No: (P15936) 330316-3-007-0007

PTN NE 1/4 SW 1/4 16-33-3; PTN LOT 1, S/P 90-30. As legally described on Exhibit E, incorporated herein by this reference.


Grantor MARY JEAN HOFFMAN retains/reserves a Life Estate in the property.

Dated 2nd day of February, 2011.


MARY JEAN HOFFMAN

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#333

FEB 03 2011

Amount Paid \$0
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.

I certify that I know or have satisfactory evidence that MARY JEAN HOFFMAN is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 2nd day of February, 2011.

Lawrence A. Pirkle
Notary Public, State of Washington
My Commission Expires 5-07-2011

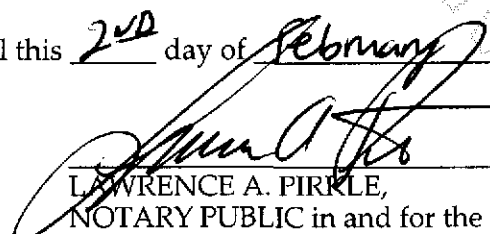

LAWRENCE A. PIRKLE,
NOTARY PUBLIC in and for the
State of Washington
Residing at Mount Vernon
My Commissions Expires: 5/7/11

Exhibit "E"

**Remainder Skagit County Assessor's Parcel No. P-15932
and a portion of Lot 1, Skagit County Short Plat No. 90-30
After Boundary Line Adjustment**

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 3 East, W.M., described as follows:

Commencing at the Southeast corner (South 1/4 corner) of the Southwest 1/4 of said Section 16, Township 33 North, Range 3 East, W.M.;
thence North 0°30'21" East along the East line of said Southwest 1/4 for a distance of 1,321.36 feet, more or less, to the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 16, Township 33 North, Range 3 East, W.M.;
thence South 89°29'04" West along the South line of said Northeast 1/4 of the Southwest 1/4 for a distance of 1,312.75 feet, more or less, to the Southwest 1/4 corner thereof;
thence North 89°29'04" East for a distance of 16.51 feet, more or less, to the Easterly right-of-way margin of Maupin Road and being the TRUE POINT OF BEGINNING;
thence North 0°49'42" East along said Easterly right-of-way margin of Maupin Road, parallel with the West line of said Northeast 1/4 of the Southwest 1/4 for a distance of 116.40 feet;
thence South 88°18'05" East for a distance of 235.37 feet;
thence South 47°53'57" East for a distance of 40.39 feet;
thence South 17°42'49" West for a distance of 84.15 feet, more or less, to the South line of said Northeast 1/4 of the Southwest 1/4 at a point bearing North 89°29'04" East from the TRUE POINT OF BEGINNING;
thence South 89°29'04" West along said South line for a distance of 241.32 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of Lot 1, Skagit County Short Plat No. 90-30, approved November 19, 1990 and recorded November 26, 1990 under Skagit County Auditor's File No. 9011260004, being a portion of the South 1/2 of the Southwest 1/4 of Section 16, Township 33 North, Range 3 East, W.M., being more particularly described as follows:

Commencing at the Southeast corner of said Southwest 1/4 (South 1/4 corner) of Section 16, Township 33 North, Range 3 East, W.M.;
thence North 0°30'21" East along the East line of said Southwest 1/4 for a distance of 1,321.36 feet, to the Northeast corner of the Southeast 1/4 of the Southwest 1/4, also being the Northeast corner of said Lot 1, Skagit County Short Plat No. 90-30;
thence South 89°29'04" West along the North line of said Southeast 1/4 of the Southwest 1/4, for a distance of 1312.75 feet, more or less, to the Northwest corner thereof;

(CONTINUED)



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thence North 89°29'04" East for a distance of 16.51 feet, more or less, to the Easterly right-of-way margin of Maupin Road and being the TRUE POINT OF BEGINNING;
thence South 0°49'42" West along said Easterly right-of-way margin of Maupin Road, parallel with the West line of said Southeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 3 East, W.M., for a distance of 100.57 feet;
thence North 87°30'52" East for a distance of 109.63 feet;
thence North 75°01'28" East for a distance of 81.26 feet;
thence North 44°14'12" East for a distance of 64.33 feet;
thence North 17°42'49" East for a distance of 32.43 feet, more or less, to the North line of said Southeast 1/4 of the Southwest 1/4 at a point bearing North 89°29'04" East from the TRUE POINT OF BEGINNING;
thence South 89°29'04" West along said North line for a distance of 241.32 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT road rights-of-way,

ALSO EXCEPT dike and drainage rights-of-way, if any.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 48,282 sq. ft., 1.11 acres



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