


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


201105100027
Skagit County Auditor
5/10/2011 Page 1 of 3 12:20PM

This space for Recorder's use only

QUIT CLAIM DEED

THE GRANTOR, HOLLACE E. HOAG, a single person, for and in consideration of a gift to children and grandchildren, (WAC 458-61A-201), conveys and quit claims to **GRANTEE**, STEPHEN H. HOAG, a married person as his separate property, as to an undivided one-fourth (1/4) interest; ANN M. KOEHLER-CHRISTENSEN, a married person as her separate property, as to an undivided one-fourth (1/4) interest; RICHARD M. HOAG, JR., a single person, as to an undivided one-fourth (1/4) interest; SVEND G. SVENDSEN, a married person as his separate property, as to an undivided one-eighth (1/8) interest and KJERSTI B. LOPEZ, a married person as her separate property, as to an undivided one-eighth (1/8) interest, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

TPN: 4621-000-047-0006 / R104314 (P104314)

Lot 47, "PLAT OF EAGLEMONT PHASE 1A", as per plat recorded in Volume 15 of Plats, pages 130 through 146, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to conditions, easements, etc., as set forth on Exhibit "A" incorporated herein by this reference.

Dated the 9th day of May, 2011


HOLLACE E. HOAG

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1382

MAY 10 2011

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

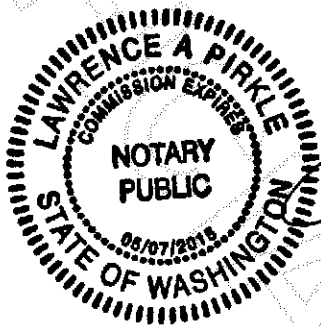
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that HOLLACE E. HOAG 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 9th day of May, 2011.



LAWRENCE A. PIRKLE

Lawrence A. Pirkle
NOTARY PUBLIC in and for the
State of Washington,
Residing at Mount Vernon
My appointment expires: 5/7/15



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Exhibit A

SUBJECT TO: Easement recorded October 11, 1993, under Auditor's File No. 9310110127; Easement recorded November 25, 1994, under Auditor's File No. 9401250030 and amended by document recorded December 11, 1995, under Auditor's File No. 9512110030, and further amended by instrument recorded March 18, 1996, under Auditor's File No. 9603180110; Rights to make slopes for cuts and fills for original reasonable grading of streets and avenues; Conditions and Easements as set forth on the face of the Plat.

ALSO SUBJECT TO THE FOLLOWING:

Grantee herein agrees to commence construction of a residence on or before the fourth anniversary of this conveyance and agrees to use a builder approved by the Architectural Control Committee of Eaglemont. In the event construction has not commenced as required above, Grantor shall have the right to repurchase the lot from the Grantee. Grantee agrees to grant to Grantor a first option to repurchase the subject property for a cash price equal to the selling price agreed herein, which shall be exercised by the Grantor, at Grantor's sole discretion, during a sixty calendar day period beginning the day after the fourth anniversary of the closing of this transaction, provided, however, that Grantor's option to repurchase shall be null and void if Grantee fully complies with all terms of the Purchase and Sale Agreement.



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