



201212110060

Skagit County Auditor

When recorded return to:

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MICHAEL A. WINSLOW
Attorney at Law
1204 Cleveland Avenue
Mount Vernon, Washington 98273

Quit Claim Deed

Grantor: Cynthia J. Harrison, a widow and surviving spouse of Peter R. Harrison.

Grantees: Joshua D. Peterson and Xica M.H. Peterson, husband and wife, and Cynthia J. Harrison, as Joint Tenants with Right of Survivorship

Legal Description:

The West 115 feet of that portion of Government Lot 2 in Section 26, Township 36 North, Range 2 East W.M.

Additional legal description on page 3, labeled as Exhibit A.

Assessor's Property Tax

Parcel or Account No.: P47151; P47168 / 360226-0-039-0001

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 3937

DEC 11 2012

Reference Nos of Documents

Assigned or Released: n/a

Amount Paid \$ 0
Skagit Co. Treasurer
By *mlm* Deputy

Conveyance:

For and in consideration of love and affection as a gift, Grantor, Cynthia J. Harrison, conveys and quit claims to the Grantees, Joshua D. Peterson and Xica M.H. Peterson, husband and wife, and Cynthia J. Harrison, as Joint Tenants with Right of Survivorship in the property legally described in Exhibit A set forth on page 3 hereof, which property is situated in Skagit County, Washington, together with all after acquired title of the Grantor. It is the intent of Grantor hereunder that title fully vest, in fee simple, in the Grantees, Joshua D. Peterson and Xica M.H. Peterson, husband and wife, as Community Property, upon the death of the Grantor.

DATED: December 7, 2012

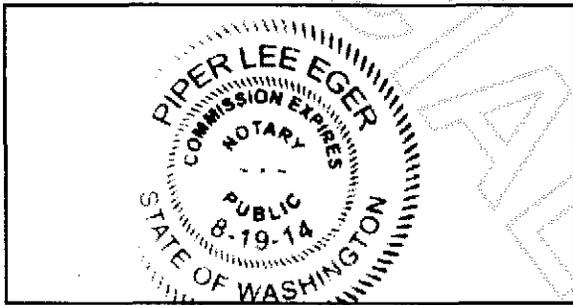
Cynthia J. Harrison
Cynthia J. Harrison

State of Washington)
 :SS
County of Skagit)

I certify that I know or have satisfactory evidence that Cynthia J. Harrison 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 in the instrument.

Dated: December 7, 2012

Piper Lee Eger
Piper Lee Eger, Notary Public
My commission expires: 8/19/14



PLACE NOTARY SEAL IN THIS BOX

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and no title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.



Exhibit A: Legal Description

The West 115 feet of that portion of Government Lot 2, in Section 26, Township 36 North, Range 2 East W.M., lying South of the H.R. Roney Road, except the West 15 feet thereof, and except County road along the South line thereof;

Also the West 80 feet of that portion of Government Lot 2, Section 26, Township 36 North, Range 2 East W.M., lying North of the H.R. Roney Road.

Also that portion of tide land suitable for the cultivation of oysters lying in front of and between the East and West lines produced of the West 80 feet of Government Lot 2, in Section 26, Township 36 North, Range 2 East W.M., and being a portion of those lands suitable for the cultivation of oysters conveyed by the State of Washington by deed dated October 15, 1901, filed November 9, 1943 as File No. 357411 and recorded in Volume 187 of Deeds at page 427, records of Skagit County, and described in said Deed as follows: Beginning at corner number 1 which is a fir post 4 inches square, 4 feet long, set 2 feet in the ground from which the meander corner to fractional Sections 25 and 26, Township 36 North, Range 2 East W.M., bears South 1.00 chains distant; thence North 2 degrees 37' West 10.70 chains to corner number 2; thence North 85 degrees 53' West 26.17 chains to corner number 3; thence North 2 degrees 37' West 15.30 chains to corner number 4; thence South 72 degrees 49' West 7.95 chains to corner number 5; thence South 53 degrees 7' West 27.71 chains to corner number 6; thence South 2 degrees 37' East 11.40 chains to corner number 7, which is marked by a fir post 2" x 4' x 4' long, set about 2 feet in the ground; thence North 87 degrees 23' East 56.60 chains to the point of beginning.

Together with that portion of the vacated H.R. Roney Road which has reverted to all of the above described premises by operations of law.

Situate in the County of Skagit, State of Washington.



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