

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



201303210071

Skagit County Auditor

3/21/2013 Page

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4 1:53PM

This space for Recorder's use only

QUIT CLAIM DEED

THE GRANTOR, PAUL N. HAGMAN, as Personal Representative for the Estate of DOROTHY M. HAGMAN, under Skagit County Cause No. 12-4-00258-4, for and in consideration of distribution of Estate (WAC 458-61A-202), conveys and quit claims to **GRANTEE**, KATHLEEN McALLISTER, a married person as her separate property, 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: P52535 3713-000-042-0010

Abbreviated Legal Description:

Lot 42, "College Heights Addition, Mount Vernon Washington," as per plat recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington.

More fully described on Schedule "A-1" and incorporated herein by this reference.

Subject to: The First Right of Refusal set forth on Schedule "A-2"

Dated 18th day of March, 2013.

PAUL N. HAGMAN,
Personal Representative
for the Estate of
DOROTHY M. HAGMAN

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

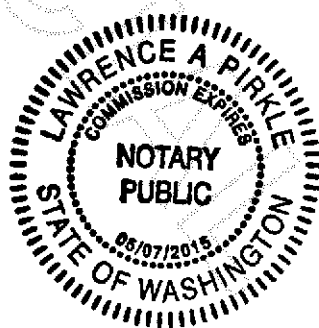
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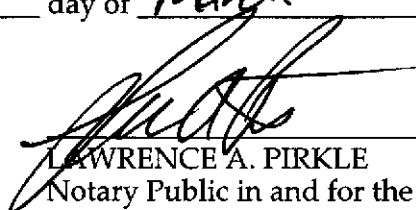
Amount Paid \$ 0
By MG Skagit Co. Treasurer Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that PAUL N. HAGMAN is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Personal Representative of the DOROTHY M. HAGMAN estate to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 18th day of March, 2013.




LAWRENCE A. PIRKLE
Notary Public in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/15



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SCHEDULE 'A-1'

The land referred to is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 42, "COLLEGE HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON," as per plat recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington, EXCEPT those portions described as follows:

- 1.) Beginning at the most Easterly corner of said Lot 42;
thence South $40^{\circ}30'30''$ West, along the Southeasterly line of Lot 42, a distance of 131.77 feet;
thence North $44^{\circ}36'31''$ West, a distance of 16.21 feet;
thence North $47^{\circ}34'15''$ East, a distance of 131.38 feet to the point of beginning.
- 2.) Beginning at the most Westerly corner of said Lot 42;
thence North $54^{\circ}23'$ East 61.60 feet along the Northwesterly line of said Lot 42;
thence South $30^{\circ}54'41''$ East 141.49 feet to the most Westerly corner of that tract described in Quit Claim Deed to Floyd and Dorothy Hagman recorded under Auditor's File No. 784121;
thence South $44^{\circ}36'31''$ East 16.21 feet along the Southwesterly line of said Hagman Tract to the Southeasterly line of said Lot 42;
thence South $40^{\circ}30'30''$ West 54.11 feet to the most Southerly corner of said Lot 42;
thence North $35^{\circ}37'$ West 170.00 feet along the Southwesterly line of said Lot 42 to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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Schedule "A-2"

Grantor Emmanuel Baptist Church, a Washington Non-profit Corporation, does hereby retain and the Grantee does hereby give a permanent right of first refusal to acquire the property in the event that the Grantee or any subsequent owner shall desire to sell or otherwise dispose of the subject property at any time hereafter. Notice of any proposed purchase offer shall be delivered to Emmanuel Baptist Church. EBC shall have 20 calendar days from date of delivery of notice of the terms and conditions of the purchase offer to exercise its right of first refusal to reacquire the property under the same terms and conditions. Notice under this provision shall be made by personal delivery to the Senior Pastor or Chairman of the Board of Overseers in order to commence the time period for a response to the right of first refusal. This right of first refusal shall be effective as long as Emmanuel Baptist Church shall be the owner of property adjoining the subject property.



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