



First American Title Insurance Company

THIS SPACE PROVIDED FOR RECORDER'S USE

JERRY MCINTURFF
SKAGIT COUNTY AUDITOR

'94 OCT 17 P 4:09

RECORDED _____
REQUEST OF _____

9410170176

Filed for Record at Request of

Name George J. Theodoratus

Address 3593 Highway 20

City and State Concrete, WA 98237

FIRST AMERICAN TITLE CO. 43311-1

ORIGINAL

Quit Claim Deed

THE GRANTOR JAMES COOK and TERRI COOK, husband and wife

for and in consideration of

conveys and quit claims to GEORGE J. THEODORATUS and LOIS M. THEODORATUS, 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(s) therein:

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 17 1994

Amount Paid \$ 651.88
By [Signature] Skagit Co. Treasurer
Dup: ty

AS PER EXHIBIT "A" ATTACHED

EASEMENT ATTACHED AS EXHIBIT "B"

BOUNDARY ADJUSTMENT

Reviewed and approved
in accordance with S.C.
Code Chapter 14.12.

[Signature]
SKAGIT CO. PLANNING DEPT.

Date: 6/9/94

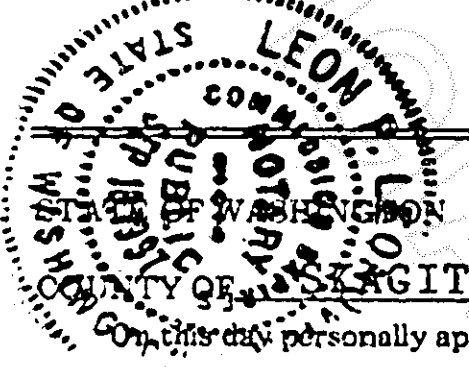
Dated June 9, 1994

[Signature]
JAMES COOK (Individual)

[Signature]
TERRI COOK (Individual)

By _____ (President)

By _____ (Secretary)



STATE OF WASHINGTON

COUNTY OF _____

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

and _____ to me known to be the _____ President and _____ Secretary, respectively, of _____

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at _____

On this day personally appeared before me
James Cook and Terri Cook

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9 day of June, 1994

[Signature]
Notary Public in and for the State of Washington, residing at Sedco Woolley

9410170176

BK 1382 PG 0133

EXHIBIT "A"

That portion of Tract 4 of Short Plat No. 91-071, approved February 11, 1994, and recorded February 11, 1994, under Auditor's File No. 9402110125, in Volume 11 of Short Plats, Page 59, records of Skagit County, Washington, lying within the boundaries of the following described tract:

That portion of Government Lot 7 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Commencing at the Southwest corner of said Section 9; thence North 89 degrees 59' 37" East along the South line of said Section 9, a distance of 1141.96 feet to the centerline of the South Skagit Highway and point of beginning of this description; thence North 60 degrees 17' 05" West along said centerline, a distance of 167.56 feet; thence North 73 degrees 00' 30" East, a distance of 670 feet, more or less, to the Skagit River; thence Southeasterly along the Skagit River, a distance of 341 feet, more or less, to the South line of said Section 9; thence South 89 degrees 59' 37" West along said South line, a distance of 691 feet, more or less, to the point of beginning of this description.

EXCEPT from the above described main tract that portion thereof lying Southerly of the following described line "A" and Westerly of the following described line "B":

LINE "A":

Commencing at the Southwest corner of said Tract 4 of said Short Plat No. 91-071; thence North 73 degrees 00' 30" East to intersect line "B" described herein below and the terminus of said line.

LINE "B":

Beginning at the Northeast corner of Tract 1 of "PLAT OF HIDDEN COVE ON THE SKAGIT", as per plat recorded in Volume 13 of Plats, Page 24, records of Skagit County, Washington; thence Northwesterly in a straight line to intersect line "A" above at a right angle thereto and the terminus of said line.

"The above described property will be combined or aggregated with contiguous property owned by the grantee. This boundary adjustment is not for the purposes of creating an additional building lot."

Exhibit "B"

TOGETHER WITH a non-exclusive easement to benefit the owners of Tracts 86, 87, 88 and 89 of the Plat of "VALLEYS WEST WILDERNESS VILLAGE, DIVISION NO. 3", as per plat recorded in Volume 15 of Plats, Page 116, records of Skagit County, Washington.

Said Easement to be for ingress, egress, utilities, building purposes, tree cutting and removal, clearing, landscaping and general usage and enjoyment and includes any other usage that the benefitted owners may see fit to use said easement area for over, under and across the following described property:

That portion of Government Lot 3 of Section 9, Township 35 North, Range 8 East, W.M., lying North of the following described line:

Beginning at the Southeast corner of the "PLAT OF VALLEYS WEST WILDERNESS VILLAGE, DIVISION NO. 3", as per plat recorded in Volume 15 of Plats, Page 116, records of Skagit County, Washington; thence South 89 degrees 28' 13" East along the Easterly projection of the South line of said Plat, a distance of 100 feet; thence North 70 degrees 00' 00" East to the Skagit River and the terminus of said line, and lying Southerly of the North line of Tract 86 of said Plat, and said North line projected Easterly.

The individual owner of each tract of said Plat of "VALLEYS WEST WILDERNESS VILLAGE DIVISION NO. 3", that abutts the above described easement is to have the exclusive use of said easement area lying between the North and South line of each individual tract, and said individual tract produced and have the right to pass said easement rights to said individual owners, heirs and successors and assigns.