

WHEN RECORDED RETURN TO:

Roger M. Leed, P.S.
600 Market Place One
2003 Western Avenue
Seattle, WA 98121



200307280290
Skagit County Auditor

7/28/2003 Page 1 of 1 2:12PM

QUIT CLAIM DEED

THE GRANTORS, Harwood Bannister and Nancy Bannister, his wife, for and in consideration of Ten Dollars (\$10.00) in hand paid, convey and warrant to Julie Yearsley Hungar, as her separate property, John R. Yearsley, as his separate property, and Allan and Lynn Leonard, as Trustees of the Leonard Family Trust, the following described real property:

Legal Description:

BEGINNING AT A POINT 840.4 FEET SOUTH AND 1194.4 FEET WEST OF THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 E., W.M.; THE TRUE POINT OF BEGINNING, THENCE EAST 134.06 FEET, MORE OR LESS, TO THE WEST LINE OF A CERTAIN PRIVATE ROAD NOW IN USE WHICH DESCENDS THE HILL FROM THE COUNTY ROAD (AS DESCRIBED IN QUIT CLAIM DEED A.F. NO. 463019 FROM JULIUS AND STELLA KIDERLEN TO HARWOOD AND NANCY BANNISTER DATE JUNE 30, 1951); THENCE SOUTHERLY ALONG SAID ROAD TO A POINT OF INTERSECTION WITH THE NORTH LINE OF TRACT OWNED BY PAUL UMBARGER AND LUCILLE UMBARGER, HIS WIFE, AND ALFRED BRUGET AND JESSE BRUGET, HIS WIFE, IF EXTENDED EAST; THENCE WEST TO NORTHEAST CORNER OF THE UMBARGER-BRUGET TRACT; THENCE NORTH 90 FEET, MORE OR LESS TO POINT OF BEGINNING.

SITUATED in the County of Skagit, State of Washington.

Grantor reserves the right to use the existing private road along the base of the hill (as it exists in June, 2003) for ingress and egress purposes.

This Deed is given to correct the legal description in the Quit Claim Deed from Harwood Bannister and Nancy Bannister to Julian C. Yearsley and Gertrude B. Yearsley, A.F. No. 481595, dated July 31, 1952.

Tax Parcel Number: 35024

DATED this 23rd day of July, 2003.

Harwood Bannister
HARWOOD BANNISTER

Nancy Bannister
NANCY BANNISTER

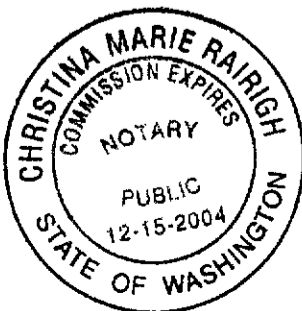
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Harwood Bannister and Nancy Bannister, to me known to be the individuals 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 purposed therein mentioned.

GIVEN under my hand and official seal this 23rd day of July, 2003.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3714
JUL 28 2003

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy



Christina Marie Raigh
Notary Public in and for the State of Washington, residing at Skagit Co
Printed Name Christina MARIE Raigh
My commission expires: 12/15/2004