



200312100064
Skagit County Auditor

12/10/2003 Page 1 of 3 10:03AM

AFTER RECORDING MAIL TO:

Sandra L. Larson
16948 Vaughn Road
Mount Vernon, WA 98273

JM-1103

Quit Claim Deed

FIRST AMERICAN TITLE CO.

ACCOMMODATION RECORDING ONLY

JM-1103

The Grantor (s): The Board of Directors of Skagit Properties Company, on the date of its dissolution as a Washington corporation as Trustees for the shareholders of record on said date,

for and in consideration of quieting title without consideration

convey (s) and quit claims with all after acquired title of the grantors to Steven K. Larson and Sandra L. Larson, husband and wife, that portion of Tract "X" lying Southerly of the North line Lot 1 of Skagit County Short Plat No. PL 00-0408 extended West to Channel Drive and to Michael L. Jensen and Catherine L. Jensen, husband and wife, that portion of Tract "X" lying Northerly of the North line of Lot 1 of Skagit County Short Plat No. PL 00-0408 extended West to Channel Drive.

Tract "X":

That portion of unopened Channel Drive No. 43830 vacated by ORDER VACATING COUNTY RIGHT-OF-WAY recorded December 16, 2002 as Auditor's File No. 200212160250 lying within Tract "A" of "Skagit Beach Division No. 1" as per plat recorded in Volume 8 of Plats, Page 71 records of Skagit County, Washington, situate in Skagit County, Washington.

Assessor's Property Tax Parcel/Account Number (s):
P119456 and P119457

Dated December 1, 2003.

James Neff

Clearing Title Narrative:

Skagit County recorded as Auditor's File No. 200212160250 an Order Vacating County Right-Of-Way to an unopened portion of Channel Dr. No. 43480. Said vacation implies that title to the vacated right-of-way would pass to Triple J Enterprises the landowner on the Easterly side of said vacated roadway. Since that time Triple J has conveyed Lot 1 of Skagit County Short Plat No. PL 00-0408 to the Larsons and Lot 2 to the Jensens. However, Triple J never owned Tract "A" of "Skagit Beach Division No. 1". Therefore, in order to clear title to that portion of the vacated roadway lying within Tract "A" a deed is needed from the last record owner of Tract "A", Skagit Properties Company. This conveyance is made without consideration.

Dated: July ____, 2003.

Steven K. Larson

Steve Larson

Sandra L. Larson

Sandra Larson

Michael L. Jensen

Michael Jensen

Catherine L. Jensen

Catherine Jensen

Skagit Properties Company By:

James Neff



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