



200312100066
Skagit County Auditor

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Name: Sandy Larson

Address: 16948 Vaughn Road

City and State: Mount Vernon, WA 98273

Escrow #: JM-1074

FIRST AMERICAN TITLE CO.

QUIT CLAIM DEED

ACCOMMODATION RECORDING ONLY

THE GRANTOR Kirk Fleshman and ^{Jane} Kirk Fleshman, husband and wife, JM-1074

for and in consideration of none, clearing title only.

conveys and quit claims to Steven K. Larson and Sandra L. Larson, 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:

That portion of Tract "F" of "SKAGIT BEACH DIVISION NO. 1" as per plat recorded in Volume 8 of Plats, Page 71, records of Skagit County, Washington that is more particularly described on Exhibit "A" hereto.

The purpose of this deed is to clear title to that portion of vacated County road right-of-way known as Channel Drive that reverted to the Grantor's property on the West side of Channel Drive by operation of law but which is physically attached to the Grantee's property on the East side of Channel Drive. The property described on Exhibit "A" hereto should be taxed as a portion of P69434 (4008-000-017-0013) but is not currently so taxed. Upon the recording of this deed the property described on Exhibit "A" hereto should be taxed as a portion of P119456 (340213-0-005-0100).

Dated this 27th day of October, 2003.

Kirk Fleshman

Jane Fleshman

EXHIBIT "A"

Parcel "F":

That portion of the below-described Tract "X" lying within Tract "F" of "SKAGIT BEACH DIVISION NO. 1".

Tract "X":

That portion of Tracts "A" and "F" of "SKAGIT BEACH DIVISION NO. 1", filed in Volume 8 of Plats, at page 71, records of Skagit County, Washington, signed June 16, 1964, lying North of Channel Drive as shown upon "SKAGIT BEACH DIVISION NO. 6", filed in Volume 14 of Plats at page 31, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southeast corner of said Plat of "SKAGIT BEACH DIVISION NO. 6", which point bears North 79 degrees 30'00" East, a distance of 50.00 feet from the Southeast corner to Lot 1 of said "SKAGIT BEACH DIVISION NO. 6", and which point lies on the Easterly line of Channel Drive referred to as Tract "A" of "SKAGIT BEACH DIVISION NO. 5", filed in Volume 10 of Plats at page 27, records of Skagit County, Washington;

Thence North 10 degrees 30'00" West along the Easterly line of said Plat of "SKAGIT BEACH DIVISION NO. 6", and Channel Drive, a distance of 443.72 feet, more or less, to its intersection with the Easterly line of Tract "A" of said "SKAGIT BEACH DIVISION NO. 1";

Thence North 31 degrees 59'00" West along the Easterly line of said Plat of "SKAGIT BEACH DIVISION NO. 6", Channel Drive and Tract "A" of said "SKAGIT BEACH DIVISION NO. 1" a distance of 142.16 feet to the point of curvature of a curve to the left having a radius of 150.00 feet and a central angle of 36 degrees 00'00" and which point is the true point of beginning of this road vacation property description;

Thence continuing Northerly along said Easterly line of said Plat of "SKAGIT BEACH DIVISION NO. 6" on said curve to the left having a central angle of 36 degrees 00'00", an arc length of 94.25 feet to the point of tangency of said curve;

Thence North 67 degrees 59'00" West along said Easterly line of said Plat of "SKAGIT BEACH DIVISION NO. 6", a distance of 42.88 feet to the point of curvature of a curve to the right;

Thence along the following courses and distances; continuing Northerly on a curve to the right having a central angle of 60 degrees 11'49", an arc length of 101.56 feet to the point of tangency of said curve;

Thence North 7 degrees 47'11" West, a distance of 155.71 feet, more or less, to a point on the Easterly line of said Tract "A" of "SKAGIT BEACH DIVISION NO. 1", which point bears North 31 degrees 59'00" West, a distance of 361.32 feet from the true point of beginning;

Thence South 31 degrees 59'00" East along the Easterly line of said Tract "A" of "SKAGIT BEACH DIVISION NO. 1", a distance of 361.32 feet to the true point of beginning.



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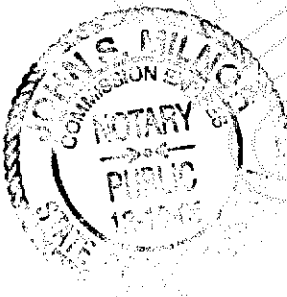
STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Kirk Fleshman and Jane Fleshman
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 22nd day of October, 192003.



John S. Melnor
Notary Public in and for the State of Washington,
residing at Mount Vernon
My appointment expires 12-10-06

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me _____
to me known

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

GIVEN under my hand and official seal this _____ day of _____, 19____.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
6259
DEC 10 2003

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

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

This jurat is page _____ of _____ and is attached to _____



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