

4



200407060183

Skagit County Auditor

7/6/2004 Page 1 of 4 2:18PM

Name: John and Marge Milnor

Address: 925 Nez Perce Dr.

City and State: Mount Vernon, WA 98273

FIRST AMERICAN TITLE CO.
ACCOMMODATION RECORDING ONLY
m8392

Tax Account Number: P83212 and P83220
Escrow #: --

QUIT CLAIM DEED

THE GRANTOR John S. Milnor

for and in consideration of love and affection to establish as community property

conveys and quit claims to John S. Milnor and Marge B. Milnor, 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:

Those portions of Lots 106A, 142 and 143 "Thunderbird East Fourth Addition, as more particularly described on the attachments hereto.

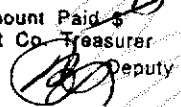
Dated this 6th day of July, 2004.



John S. Milnor

3448
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 06 2004

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

UNOFFICIAL

Lot 106A and
That portion of Lot 142, "THUNDERBIRD EAST FOURTH ADDITION", as per
plat recorded in Volume 14 of Plats, pages 10 and 11, records of Skagit
County, Washington; EXCEPT the South 50 feet of Lot 142, and EXCEPT the
following described portion of said Lot 142, as follows:

Commencing at the Northeast corner of said Lot 142; thence South 5
degrees 54'03" East, 93.69 feet along the East line of said Lot 142 to
the true point of beginning; thence continue South 5 degrees 54'03"
East, 145.56 feet along said East line to the North line of the South
50.00 feet (as measured perpendicular to the South line) of said Lot
142; thence South 73 degrees 10'56" West, 183.82 feet along said North
line of the South 50.00 feet of Lot 142 to the Northwesterly corner
thereof; thence North 50 degrees 27'07" East, 133.47 feet; thence North
73 degrees 10'56" East, 60.00 feet to a point bearing South 0 degrees
23'10" West from the true point of beginning; thence North 0 degrees
23'10" East, 95.63 feet to the true point of beginning.

TOGETHER WITH that portion of Lot 143, "THUNDERBIRD EAST FOURTH
ADDITION", as per plat recorded in Volume 14 of Plats, pages 10 and 11,
records of Skagit County, Washington, described as follows:

Beginning at the Northwesterly corner of said Lot 143; thence South 5
degrees 54'03" East, 93.69 feet along the West line of said Lot 143;
thence North 0 degrees 23'10" East, 95.37 feet to a point of curvature
on the North line of said Lot 143; thence along the arc of said curve
to the right, concave to the Northwest, having an initial tangent
bearing of South 72 degrees 02'35" West, a radius of 50.00 feet,
through a central angle of 12 degrees 03'22", an arc distance of 10.52
feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress, utilities
and drainage for the benefit of Lots 142 and 143, "THUNDERBIRD EAST
FOURTH ADDITION", as per plat recorded in Volume 14 of Plats, pages 10
and 11, records of Skagit County, Washington, and being more
particularly described as follows:



200407060183
Skagit County Auditor

Commencing at the Northwest corner of said Lot 143, being a point of curvature concave to the Northwest; thence along the arc of said curve to the left having an initial tangent bearing of North 84 degrees 05'57" East, a radius of 50.00 feet through a central angle of 12 degrees 03'22", an arc distance of 10.52 feet to the true point of beginning; thence South 0 degrees 23'10" West, 191.00 feet; thence South 73 degrees 10'56" West, 25.00 feet parallel with the South line of said Lot 142; thence South 16 degrees 49'04" East, 25.00 feet; thence North 73 degrees 10'56" East, 38.20 feet; thence North 0 degrees 23'10" East, 223.47 feet parallel with and 20.00 feet Easterly (as measured perpendicular) of the first course described herein, to a point of curvature on the North line of said Lot 143; thence along the arc of said curve to the right concave to the Northwest having an initial tangent bearing of South 44 degrees 46'01" West, a radius of 50.00 feet, through a central angle of 27 degrees 16'34", an arc distance of 23.80 feet to the true point of beginning.

TOGETHER WITH an undivided 1/2 interest in that portion of the vacated cul-de-sac as vacated in City of Mount Vernon Ordinance No. 2260, recorded as Auditor's File No. 8705010003, adjoining both Lots 142 and 143, and which has reverted thereto by operation of law.



200407060183
Skagit County Auditor

STATE OF WASHINGTON, } ss.

ACKNOWLEDGMENT - Individual

County of Skagit

On this day personally appeared before me

John S. Milnor

to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that

He

signed the same as His free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

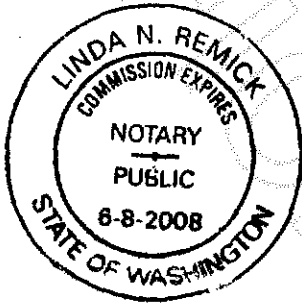
6th

day of

July

2004

, 19



Linda N. Remick

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

Stamwood 6-8-08

My appointment expires

STATE OF WASHINGTON, } ss.

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County of

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This jurat is page of and is attached to



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