

AFTER RECORDING MAIL TO:

Doyle S. and Mary S. Guffie



200408120001
Skagit County Auditor

8/12/2004 Page 1 of 2 8:46AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 113146-pae

LAND TITLE OF SKAGIT COUNTY

QUIT CLAIM DEED

Grantor(s): Greg VanZandt
Grantee(s): Doyle S. Guffie and Mary S. Guffie
Abbreviated Legal: Lot 1 of Guffie & Van Zandt BSP in 32-35-4 E.W.M.
Assessor's Tax Parcel Number(s): 8053-000-001-0000/P121794

THE GRANTOR Greg VanZandt, an unmarried person for and in consideration of Binding Site Plan as recorded under Recording # 200407070145 (458-61-375) conveys and quit claims to Doyle S. Guffie and Mary S. Guffie, 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:

See legal description attached hereto and by this reference incorporated herein as Exhibit A.

Dated: August 4, 2004

[Signature]
Greg Van Zandt

4238
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 12 2004

State of Washington }
County of Skagit } SS:

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

I certify that I know or have satisfactory evidence that Greg Van Zandt the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/5/04

[Signature]

Sandi Smith
Notary Public in and for the State of Washington
Residing at: Decatur Island
My appointment expires: 4/28/2007



DESCRIPTION:

PARCEL "A":

Lot 1 of the Guffie and Van Zandt Binding Site Plan, recorded July 7, 2004, under Auditor's File No. 200407070145, records of Skagit County, Washington, and being a portion of the Northwest ¼ of the Northwest ¼ of Section 32, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for two driveways onto Skagit County access road described as follows:

Beginning at a point on the West line of said section, which is 368.59 feet South of the Northwest corner thereof;
thence South 0°39'30" West, along said West line, 40.95 feet
thence North 89°06'80" East, 642.84 feet (9.74 chains);
thence North 0°39'30" East, 41.07 feet, more or less, to a point which lies North 89°06'30" East from the point of beginning;
thence South 89°06'30" West, 642.84 feet (9.74 chains) to the POINT OF BEGINNING.

EXCEPT right-of-way of Old Highway 99, along the West line thereof, as it existed on March 31, 1953.

EXCEPT that portion of said property, if any, lying within the right-of-way of the Puget Sound Power and Light Company.

ALSO EXCEPT that portion conveyed to the State of Washington by instrument recorded on September 5, 1958, under Auditor's File No. 570005, records of Skagit County, Washington.

EXCEPT the East 100' of the above described parcel and the West 100' measured East of the East right-of-way line of Old Highway 99 of the above described parcel.

Situate in the City of Burlington, County of Skagit, State of Washington.



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