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LEWIS, EVANS & POLLINO
Attorneys at Law
506 Main
Mount Vernon, Washington 98273



200409290017
Skagit County Auditor

9/29/2004 Page 1 of 2 9:26AM

QUIT CLAIM DEED

Grantor: Cynthia Jo Ritchie
Grantee: James Frank Ritchie
Legal Description: See Exhibit A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5240
SEP 29 2004

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

Assessor's Tax Parcel #: P69432

THE GRANTOR, Cynthia Jo Ritchie, for and in consideration of the terms of Decree of Dissolution entered in Skagit County Superior Court under Skagit County Cause No. 04-3-00006-4 conveys and quit claims to the grantee, James Frank Ritchie, the above described real estate, together with all after acquired title of the grantor.

DATED: Sept. 24, 2004
Cynthia Jo Ritchie
Cynthia Jo Ritchie

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Cynthia Jo Ritchie signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 9-24-04
[Signature]
Notary Public
My appointment expires: 2-1-08

QUIT CLAIM DEED - 1

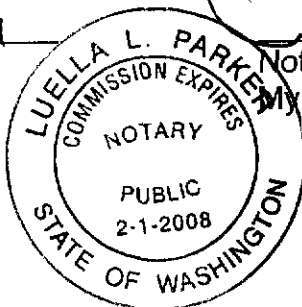


EXHIBIT A

DESCRIPTION:

That portion of Tracts "A" and "E", "PLAT OF SKAGIT BEACH NO. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington, more particularly described as follows:

Beginning at the most Southerly corner of said Tract "E"; thence following the Easterly line of said Tract "E", the following courses and distances:

North 45°28'30" East 377.13 feet;

North 24°38'30" East 221.53 feet;

North 4°26'30" West 294.47 feet;

North 14°57' East 248.00 feet;

North 20°34' West 492.64 feet;

North 31°59' West to an intersection with the Easterly line of

said Tract "E"; thence Southerly along the Easterly line of Tract "A" to its intersection with the Northerly line of Lot 12, "PLAT OF SKAGIT BEACH DIV. NO. 5, A REPLAT OF TRACTS "A" & "F" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 10

of Plats, page 27, records of Skagit County, Washington; thence North 79°30' East to the Northeasterly corner of said Lot 12; thence South 10°30' East along the Easterly line of said Div. No. 5, 927.59 feet;

thence South 10°21'10" West 91.48 feet;

thence North 79°38'50" West 100.00 feet to the East line of said Tract "A";

thence Southerly along the Easterly line of said Tract "A" to the Southerly line of said Tract "E";

thence South 76°45' East 17.30 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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