

This document prepared by (and after recording return to):

Jules Zinter
P.O. Box 29
Rockport, Washington 98283



200509150218

Skagit County Auditor

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QUITCLAIM DEED
(Individual to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jules Zinter**, an individual, unmarried, hereinafter referred to as "Grantor", does hereby remise, release, quitclaim, grant and convey unto **Juley Elizabeth Berglund (nee Zinter) of 22305 Road 22 NE, Marlin Washington 98832 as her separate property**, hereinafter called "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, also known as tax parcels P 44761 and P 117286, to-wit:

That portion of the following described property lying west of the easterly edge of Gay Creek:

The north half of the southeast quarter of section 26, Township 35, Range 9, East. W.M., except that portion conveyed to the State of Washington in connection with secondary State Highway 17-A by deed dated December 5, 1953, filed February 1, 1954 under Auditor's file number 497725, and recorded in volume 260 of Deeds, Page 582, and except that portion of said premises conveyed to Carl T. Benton et al, by Deed dated January 4, 1954, filed January 15, 1954, under Auditor's number 497241, and recorded in volume 260 of Deeds, Page 403, more particularly described in said Deed as follows: Beginning at a point on the northerly line of the right of way of Secondary State Highway 17-A, Rockport, Washington, which is opposite Highway Engineer's station 158 + 90; thence northerly at right angles to the south line of said northwest quarter of the southeast quarter a distance of fifty (50) feet; thence at right angles easterly a distance of forty (40) feet; thence at right angles southerly to the northerly line of said Highway right of way; thence westerly along said northerly line of said Highway right of way to the point of beginning. The area of grantees' parcel being approximately twenty (20) acres.

Together with all mineral rights and all water rights, including but not limited to , rights under permit or Certificate number 977 or Certificate number 1841, issued by the State of Washington.

Together with a personal right for the Grantee to use existing roads for access across the balance of said premises as long as the Grantee and their immediate families , or any one of them , own or reside on the premises herein described and contribute one-quarter (25%) of the cost of installation and maintenance of said roads. Said access right to terminate in the event that Grantee shall connect any two boundaries of their parcel with a road across said parcel.

Grantee's rights hereunder are subject to the following restrictions:

- 1) No more than five (5) domiciles may be constructed on said premises
- 2) No easement for ingress and egress will ever be granted over and across said premises to the property adjoining on the north.

Being the same premises conveyed to the Grantor by Quit Claim Deed dated April 18, 1978, executed by Robert Woodson and Kenneth Bostard, Trustees under Trust Agreement dated March 7, 1978 filed under Auditor's file number 877729 and recorded in volume 313 of Deeds, Page 194.

Prior instrument reference: Book 656, Page 632, Document No. 8607140043, of the Recorder of Skagit County, Washington.

Together with all oil, gas, water and mineral rights, on and/or under the above described property owned by Grantor, if any.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year 2005 shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee

The property herein conveyed is part of the homestead of Grantor .

WITNESS Grantor(s) hand(s) this the 15TH day of September, 2005.

5095
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

SEP 15 2005

Grantor
Jules Zinter

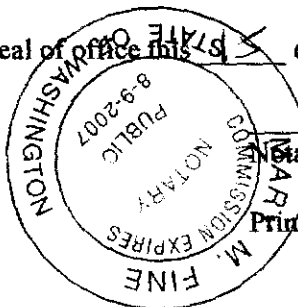
STATE OF WASHINGTON

Amount Paid \$
Skagit County Treasurer
By: Deputy

COUNTY OF SKAGIT

On this day personally appeared before me Jules Zinter, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 15TH day of September, 2005.



Mary Fine
Notary Public residing at Burlington

Printed Name: Mary Fine

My Commission Expires:

8-9-07



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Skagit County Auditor

Grantor(s) Name, Address, phone:

Jules Zinter

52555 StateRoute 20

P.O. Box 29

Rockport, Washington

98283

Grantee(s) Name, Address, phone:

Juley Elizabeth Berglund (nee Zinter)

22305 Road 22 NE

Marlin, Washington, 98832

SEND TAX STATEMENTS TO GRANTEE



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