



200609200005

Skagit County Auditor

9/20/2006 Page

1 of

3 9:20AM

[this space for recording information]

After Recording Return to:

Wayne N. West
18165 MOORE'S GARDEN RD
MOUNT VERNON, WA 98273

PROPERTY TAX ID# *P67586*
3958-000-099-0909

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4873
SEP 20 2006

Amount Paid to
Skagit Co. Treasurer
By *[Signature]*

Mail Tax Statements To:

Wayne N. West
18165 Moore's Garden Road
Mount Vernon, WA 98273
FIRST AMERICAN TITLE CO.

89120

QUITCLAIM DEED

MADE this *14th* day of *September*, 2006 by and between WAYNE N. WEST and SANDRA K. WEST, husband and wife residing at 18165 Moore's Garden Road, Mount Vernon, WA 98273 first parties and WAYNE N. WEST, a married man residing at 18165 Moore's Garden Road, Mount Vernon, WA 98273, second party;

WITNESSETH, that said first parties, for in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid by second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest, claim and demand which the said first parties has in and to the following described lot, piece or parcel of land, situate, lying and being in Skagit County, Washington to-wit:

PARCEL "A":

TRACT A, MOORES' GARDEN PLAT , ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B":

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING BETWEEN THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY AND NORTHEASTERLY LINES OF TRACT A, MOORES' GARDEN PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON:

THAT PORTION OF GOVERNMENT LOT L , SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 863.35 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 55 DEG 28'30" EAST, 1,369.67 FEET TO THE MOST NORTHERLY CORNER OF TRACT 1, MOORES' GARDEN PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 52 DEG 02'30" WEST TO THE NORTHERLY LINE OF THAT TRACT CONVEYED TO CLINTON VAUX, ET AL, BY DEED DATED NOVEMBER 23, 1949, RECORDED DECEMBER 1, 1949, UNDER AUDITOR'S FILE NO. FILE NO. 438862, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 55 DEG 28'30" WEST ALONG SAID NORTHERLY LINE TO THE WEST LINE OF SAID SECTION 19; THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

Property Address: 18165 Moore's Garden Road, Mount Vernon, WA 98273

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first part, either in law or in equity, to the only proper use, benefit and behalf of the said second party or parties forever.

IN WITNESS WHEREOF, first parties have hereunto set their hand and seal the day and year first written above.

GRANTORS

Wayne N. West
WAYNE N. WEST

Sandra K. West
SANDRA K. WEST

STATE OF WASHINGTON, COUNTY OF Skagit

* see attached *
* Acknowledgment *

The foregoing instrument was hereby acknowledged before me this 14th day of Sept., 2006 by, WAYNE N. WEST who is personally known to me or who has produced 2006, as identification, and who signed this instrument willingly.

June Reynolds
Notary Public My commission expires: 04-07-08.

STATE OF WASHINGTON, COUNTY OF Skagit

The foregoing instrument was hereby acknowledged before me this 14th day of Sept., 2006 by SANDRA K. WEST, who is personally known to me or who has produced 2006, as identification, and who signed this instrument willingly.

June Reynolds
Notary Public My commission expires: 04-07-08.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared By:
P. DeSantis, Esquire
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191, Brandon, Florida 33511,



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NOTARY ACKNOWLEDGEMENT

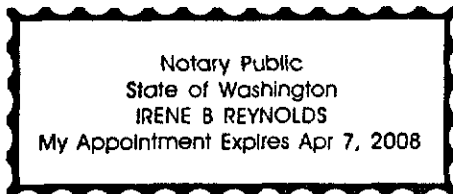
**State of Washington
County of Skagit**

On September 14, 2006, before me, Irene B. Reynolds, Notary Public in and for the State of Washington, personally appeared Wayne N. West and Sandra K. West, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same in their authorized capacities and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted executed the instrument.

Identification Documents Verified:

Yes - WA. STATE DRIVER'S LICENSES.

Witness my hand and official seal.



Irene B Reynolds
**Irene B. Reynolds, Notary Public
Residing in Bellingham.**

My Commission expires: 04-07-08.

DESCRIPTION OF ATTACHED DOCUMENT:
Title or Type of Document: QUIT CLAIM DEED
Document Date: September 14, 2006
Number of Pages: 2



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Skagit County Auditor