

Return Address:

PERKINS COIE LLP
1201 Third Avenue, Suite 4800
Seattle, WA 98101-3099
206.359.8000
Attention: Jennifer Stevenson



200703280100
Skagit County Auditor

3/28/2007 Page 1 of 4 3:19PM

Document Title(s) (or transactions contained therein):
Quitclaim Deed
Reference Number(s) of Document assigned or released:
N/A
Grantor(s) (Last name first, then first name and initial(s)):
Halleran, Carolyn Jean, as Trustee under Qualified Personal Residence Trust Agreement for Carolyn Jean Halleran
Grantee(s) (Last name first, then first name and initial(s)):
Halleran, John F., as his separate property Nelson, Lynn, as her separate property
Legal Description (abbreviated: i.e., lot, block, plat or section, township, range):
1/2 interest in ptns. of Gov't Lot 4, Section 21 and Gov't Lot 1, Section 22, Township 34 North, Range 2, E.W.M. County of Skagit
<input checked="" type="checkbox"/> Full legal is on Exhibit A of document
Assessor's Property Tax Parcel/Account Number(s):
340222-0-010-0000; P20620

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FILED AT REQUEST OF:

PERKINS COIE LLP

AFTER RECORDING MAIL TO:

PERKINS COIE LLP
1201 Third Avenue, Suite 4800
Seattle, WA 98101-3099
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Attention: Jennifer Stevenson

#1381
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 28 2007

Amount Paid \$
Skagit Co. Treasurer
By Deputy

QUITCLAIM DEED

THE GRANTOR, CAROLYN JEAN HALLERAN, as Trustee under Qualified Personal Residence Trust Agreement for Carolyn Jean Halleran dated March 5, 1997, for and in consideration of distribution to the beneficiaries of an irrevocable trust, conveys and quitclaims to the GRANTEES, JOHN F. HALLERAN and LYNN NELSON, each as their separate property, an undivided one-half (1/2) interest in and to the following-described real estate, situated in the County of Skagit, State of Washington, including any interest therein which the Grantor may hereafter acquire:

Tax Parcel No. 340222-0-010-0000;
P20620

15728 Snee-Oosh Road
LaConner, Washington 98257

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



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06216-0001/13072417_1.DOC

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DATED: 3/16/07, 2007.

Carolyn J Halleran
CAROLYN JEAN HALLERAN, as
Trustee under Qualified Personal
Residence Trust Agreement for Carolyn
Jean Halleran dated March 5, 1997

STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

On this 16th day of March, 2007, before me, the undersigned,
a Notary Public in and for the State of Washington, duly commissioned and sworn,
personally appeared CAROLYN JEAN HALLERAN, to me known to be the person
who signed as Trustee under Qualified Personal Residence Trust Agreement for
Carolyn Jean Halleran dated March 5, 1997 and who executed the within and
foregoing instrument and acknowledged said instrument to be his free and voluntary
act and deed for the uses and purposes therein mentioned; and on oath stated that he
was authorized to execute the said instrument as Trustee of said Trust.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the
day and year first above written.



Amy Mullins
[Signature of Notary]

Amy Mullins
[Print or stamp name of Notary]

NOTARY PUBLIC in and for the State of
Washington, residing at Redmond

My appointment expires on 10/29/2008



EXHIBIT A

That portion of Government Lot 4 of Section 21 and of Government Lot 1 of Section 22, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 22, Township 34 North, Range 2 East of the Willamette Meridian;
thence N 41°56' West along a diagonal which runs from the Southeast corner to the Northwest corner of said Government Lot 1 of said Section 22 and which diagonal course is also the center line of the County Road a distance of 1627.61 feet;
thence continuing North 41°56' West along said diagonal a distance of 56.22 feet;
thence South 75°16'30" West a distance of 32.07 feet to a point on the Westerly line of the County Road and which point is the true point-of-beginning;
thence continuing South 75°16'30" West to the line of mean high tide;
thence Southeasterly along the beach a distance of 50 feet;
thence North 75°16'30" East to a point on the Westerly line of the County Road which point is South 75°16'30" West a distance of 33.73 feet from that point on said diagonal which is North 41°56' West a distance of 1627.61 feet from the Southeast corner of Government Lot 1 of said Section 22;
thence Northwesterly along the Westerly line of the County Road to the point-of-beginning.



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