



200710040124
Skagit County Auditor

10/4/2007 Page 1 of 3 3:59PM

Name: John Elliott

Address: 30412 Paseo del Valle

City and State: Laguna Niguel, CA 92677

Tax Account Number: P31699 and P100891
Escrow #: JM-1402

GUARDIAN NORTHWEST TITLE CO.

QUIT CLAIM DEED

JM-1402

THE GRANTOR Delores M. Turner, individually and as the surviving spouse and heir of Raymond D. Turner, Deceased

ACCOMMODATION RECORDING ONLY

for and in consideration of love and affection for daughter and son-in-law and to correct deeds referenced hereinbelow

conveys and quit claims to John Elliott and Kathy Lynn Elliott, 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:

That portion of the Burlington Northern Railroad right-of-way as shown on the plat of "NORTHERN PACIFIC ADDITION TO ANACORTES" as more fully described as Exhibit "B" on the attachment hereto; and those portions of Tracts 1 and 2, Plate 7 of "Anacortes Tidelands" in Section 14, Township 35 North, Range 1 East, W.M. and of Tract 1, Plate 7 of "Anacortes Tidelands" in Section 23, Township 35 North, Range 1 East, W.M., as more fully described as Parcel "C" on the attachment hereto.

Corrections:

The Grantor and her late husband conveyed their adjacent home and lot to Kathy Lynn Elliott as Trustee of the Raymond D. Turner Family Trust dated November 9, 2006 by deed recorded as Auditor's File No. 200611130113, Excise Receipt No. 5836, inadvertently leaving out the property described herein. Said adjacent home and lot were then conveyed by said Trustee to the Grantees herein by deed recorded as Auditor's File No. 200707230094, Excise Receipt No. 3460, again leaving out the property described herein. An attempt was made to convey the property described herein to the Grantees herein by deed recorded as Auditor's File No. 200708280082, Excise Receipt No. 4078 but said deed contained several technical errors. Hence the net affect of this conveyance will be to correct the cummulative intent of the three deeds referenced above.

Subject to matters of record.

Dated this 1 day of ~~September~~ ^{October}, 2007.

Kathy Lynn Elliott

Kathy Lynn Elliott as attorney in fact for Delores M. Turner pursuant to Power of Attorney recorded as Auditor's File No. 2007010040123.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4909
OCT 04 2007

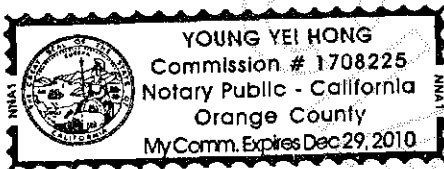
Amount Paid
Skagit Co. Treasurer
By *mdm* Deputy

CALIFORNIA
STATE OF WASHINGTON } SS.
County of ORANGE

ACKNOWLEDGMENT - Attorney in Fact

On this 1st day of OCT, 2007, before me personally appeared Kathy Lynn Elliott to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Dolores M. Turner and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.



Y. Hong
Notary Public in and for the State of Washington, CA
residing at LAGUNA NIGUEL
My appointment expires DEC 29, 2010

STATE OF WASHINGTON, } SS.
County of _____

ACKNOWLEDGMENT - Self & Attorney in Fact

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the individual described in and who executed the foregoing instrument for _____ self and as Attorney in Fact for _____ and acknowledged that _____ signed and sealed the same as _____ free and voluntary act and deed for _____ self and also as _____ free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____
My appointment expires _____



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PARCEL "B":

That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the plat map of "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of Block 1 of said plat; thence North $21^{\circ}36'44''$ West along the Westerly line of said Block 1, a distance of 163.00 feet to the Northwest corner of said Block 1; thence North $71^{\circ}49'17''$ East along the Northerly line of said Block 1, a distance of 225.41 feet to the true point of beginning; thence North $21^{\circ}36'44''$ West, a distance of 151.36 feet; thence North $63^{\circ}12'42''$ East, a distance of 98.46 feet; thence South $21^{\circ}36'44''$ East, a distance of 166.13 feet to a point on the Northerly line of said Block 1; thence South $71^{\circ}49'17''$ West, a distance of 98.23 feet to the true point of beginning.

PARCEL "C":

That portion of the following described Tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to Raymond D. Turner, et ux, by that certain Quit Claim Deed recorded July 6, 1988 as Auditor's File No. 8807060063.

Tract "RR":

Tracts 1 and 2, Plate 7 in Section 14, Township 35 North, Range 1 East, W.M., and all that part of Tract 1, Plate 7 in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Commencing at the initial point of said Tract 1 of Section 23; thence West 305 feet; thence South $70^{\circ}44'$ West, 855 feet; thence South 23° East, 112 feet; thence North $69^{\circ}10'$ East, 136 feet; thence North $70^{\circ}53'$ East, 533.5 feet; thence North $73^{\circ}12'$ East, 444 feet; thence North $17^{\circ}45'$ East, 32 feet to beginning.

EXCEPTING and excluding from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Commencing at the initial point of Tract 1, Plate 7, said Section 23; thence South $17^{\circ}45'$ West, 32 feet; thence South $73^{\circ}12'$ West, 444 feet; thence South $70^{\circ}53'$ West, 533 5/10 feet; thence South $69^{\circ}10'$ West, 136 feet; thence North 22° , no minutes West, 40 feet; thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described; thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North $17^{\circ}45'$ East, 66 feet from the initial point of Lot 1, Tract 1, Section 23; thence South $17^{\circ}45'$ West, 66 feet to the place of beginning.



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