

After Recording Return To:

Lora L. Brown  
Law Offices of Lora L. Brown  
1000 Fifth Avenue, Suite 3500  
Seattle, WA 98104



200801140120

Skagit County Auditor

1/14/2008 Page

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2:26PM

Document Title: Quit Claim Deed

Reference Number(s) of Documents Assigned or Released: N/A

Grantor(s): MARIE J. GIFFIN, a single person

Grantee(s): GARRET JAY GIFFIN, a married man as his separate property

Abbreviated Legal Description: Lot 7, Block E, Plat of Cape Horn on the Skagit Division No. — as recorded in Vol 8 Pages 92 to 97 incl. of Plats, records of Skagit County

*Complete legal description is on page 2 of document.*

Assessor's Property Tax Parcel/Account Number(s): 3868-005-007-0007

## QUIT CLAIM DEED

The undersigned grantor, Marie J. Giffin, a single person ("Grantor"), hereby quit claims and conveys to the Grantee, GARRET JAY GIFFIN, a married man as his separate property, the following real property in Skagit County, Washington, which is legally described as:

Lot 7, Block E, Plat of Cape Horn on the Skagit Division No. – as recorded in Vol 8 Pages 92 to 97 incl. of Plats, records of Skagit County.

Grantee covenants and agrees that the above described real estate shall be subject to the charges and assessments as provided for in, and for the purposes set forth in the Articles of Incorporation and the By-Laws of the Cape Horn Maintenance Co., a non-profit, non-stock Washington corporation and that said corporation shall have a valid first lien against the above described real estate for said charges and assessments; and, in addition to the remedies set forth in said Articles of Incorporation and By-Laws, that if said charges and assessments levied by said corporation shall not be paid within four (4) months after they shall become due and payable, then said corporation may proceed by appropriate action to foreclose its lien together with such sum as the court may adjudge reasonable attorney's fees in such action. The grantee hereby acknowledges receipt of copies of said Articles of Incorporation and By-Laws of the Cape Horn Maintenance Co. This provision is a covenant running with the land and is binding on the grantee, his heirs, successors and assigns.

SUBJECT TO: (a) Restrictions, reservations, agreements and easements of record and as shown on the face of said recorded plat.

(b) Use of said property for residential purposes only.

(c) Questions that may arise due to shifting of Skagit River.

Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

DATED: 11-29, 2007.

*Laura Marie Giffin Audell*  
Marie J. Giffin *Power of attorney*  
by Laura Marie Giffin Audell, as her attorney in fact under that Durable General and Medical Power of Attorney dated September 25, 2000

#120  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 14 2008

Amount Paid \$  
Skagit Co. Treasurer  
By *LM* Deputy



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of Los Angeles } ss.

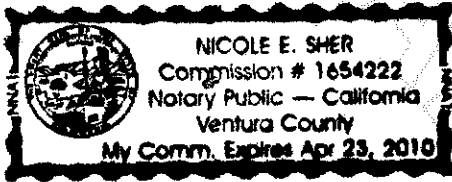
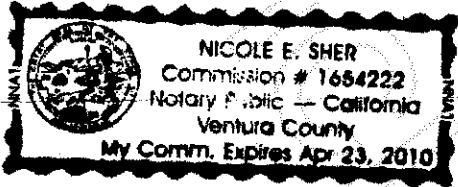
On November 28, 2007 before me, Nicole Sher, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Laura Giffen Audeil  
Name(s) of Signer(s)

personally known to me  
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Nicole Sher  
Signature of Notary Public



**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Quit Claim Deed

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

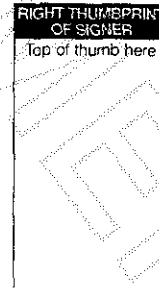
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



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