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FIRST AMERICAN TITLE INSURANCE
RECORDING DIVISION
2605 ENTERPRISE ROAD STE#300
CLEARWATER, FL 33759-8968



201001140104

Skagit County Auditor

1/14/2010 Page 1 of 3 3:57PM

Mail tax statements to:
THOMAS G. LUNDSGAARD
2706 OAKES AVE,
ANACORTES, WA 98221

Property Tax ID#: P58260
Abbreviated Legal: N P to Ana Lots 3 & 4, Block 201

60-42330-3

1st of 3

QUIT CLAIM DEED

WAC 458 61A 211 (1)

(the purpose of this deed is to remove property from Trust)

Made this 18 day of December 2009 by and between **THOMAS G. LUNDSGAARD AND MARY JANE LUNDSGAARD, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE LUNDSGAARD REVOCABLE LIVING TRUST DATED FEBRUARY 3, 2005, of 2706 OAKES AVE, ANACORTES, WA 98221, first party Grantor; and THOMAS G. LUNDSGAARD, AND MARY JANE LUNDSGAARD, Husband and Wife of 2706 OAKES AVE, ANACORTES, WA 98221, second party Grantee;**

Witnesseth, that said first party 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 party has in and to the following described lot, piece or parcel of land, situate, lying and being in **SKAGIT** County, Washington to-wit:

**“SEE COMPLETE LEGAL ATTACHED AS
EXHIBIT “A” INCLUDED HERewith AND
MADE A PART HEREOF**

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 forever.

In witness whereof, first party has hereunto set a hand and seal the day and y^e first within above.

signed, sealed and delivered in our presence:

N/A
Witness

N/A
Printed Name
THEIR SUCCESSOR

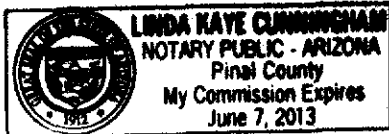
N/A
Witness

N/A
Printed Name

Thomas G. Lundsgaard
THOMAS G. LUNDSGAARD, TRUSTEES
Mary Jane Lundsgaard
MARY JANE LUNDSGAARD, TRUSTEES
N/A
N/A

STATE OF ARIZONA
COUNTY OF PINAL

The foregoing instrument was hereby acknowledged before me this 18th day of December 2009 by THOMAS G. LUNDSGAARD AND MARY JANE LUNDSGAARD who is personally known to me or who has produced WA Driver's License as identification and who signed this instrument willingly.



Linda Kaye Cunningham
Notary Public
My commission expires 06/07/2013

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and for their agents. No boundary survey was made at the time of this conveyance.

Prepared By:
National Deed Network
c/o William E. Curney P.C.
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#86
JAN 14 2010

Amount Paid \$0
Skagit Co. Treasurer
By *MAM* Deputy



201001140104
Skagit County Auditor

EXHIBIT "A"

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF WA, COUNTY OF Skagit, CITY OF Anacortes, DESCRIBED AS FOLLOWS:

PARCEL "A":

LOTS 3 AND 4, BLOCK 201, "NORTHERN PACIFIC ADDITION TO ANACORTES", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B":

THAT PORTION OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY DESIGNATED AS NORTHERN PACIFIC RAILROAD ON THE PLAT OF "NORTHERN PACIFIC ADDITION TO ANACORTES", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 201, OF SAID PLAT; THENCE NORTH 21 DEGREES 36' 44" WEST ALONG THE WESTERLY LINE OF BLOCK 201, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 201; THENCE NORTH 72 DEGREES 12' 09" EAST ALONG THE NORTHERLY LINE OF SAID BLOCK 201, A DISTANCE OF 180.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 21 DEGREES 36' 44" WEST, A DISTANCE OF 145.84 FEET; THENCE NORTH 71 DEGREES 17' 58" EAST, A DISTANCE OF 60.07 FEET; THENCE SOUTH 21 DEGREES 36' 44" EAST, A DISTANCE OF 146.79 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 201; THENCE SOUTH 72 DEGREES 12' 09" WEST, A DISTANCE OF 60.12 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 LOUISE N. NEAL BY THAT CERTAIN QUIT CLAIM DEED RECORDED AUGUST 30, 1988, AS AUDITOR'S FILE NO. 8808300060. 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 DEGREES 44' WEST, 855 FEET; THENCE SOUTH 23 DEGREES EAST, 112 FEET; THENCE NORTH 69 DEGREES 10' EAST, 136 FEET; THENCE NORTH 70 DEGREES 53' EAST, 533.5 FEET; THENCE NORTH 73 DEGREES 12' EAST, 444 FEET; THENCE NORTH 17 DEGREES 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 DEGREES, 45' WEST, 32 FEET; THENCE SOUTH 73 DEGREES, 12' WEST, 444 FEET; THENCE SOUTH 70 DEGREES, 53' WEST, 533.5/10 FEET; THENCE SOUTH 69 DEGREES, 10' WEST, 136 FEET; THENCE NORTH 22 DEGREES, 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 DEGREES 45' EAST, 66 FEET FROM THE INITIAL POINT OF LOT 1, TRACT 1, SECTION 23; THENCE SOUTH 17 DEGREES 45' WEST, 66 FEET TO THE PLACE OF BEGINNING.

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