

AFTER RECORDING MAIL TO:

Harold R. Rooks, Jr.  
1219 10<sup>th</sup> Street  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
Escrow Number: A105249



Skagit County Auditor \$73.00  
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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013/631  
MAY 06 2013

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

QUIT CLAIM DEED

A105249 -1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Harold R. Rooks, Jr., as sole and Successor Trustee of the Credit Shelter Trust under the Will of Harriet F. Rooks for and in consideration of WAC NO. 458-61A-210 conveys and quit claims to Harriet L. Rooks, Donald L. Rooks, Harold R. Rooks, Jr. and Donald L. Rooks, Trustee of the Gordon F. Rooks Irrevocable Trust dated June 11, 2003, as their separate estates, each as to an undivided 12.5% interest, the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantors therein:

PARCEL A:

That portion of Government Lot 2, Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of said Government Lot 2, 214.68 feet North of the Southwest corner thereof; thence North 1 degree 25'30" East along the West line of said Government Lot 2, 126.9 feet, more or less, to the South line of that tract of land conveyed to Stephen Dunthorne, et ux, by deed recorded under Auditor's File No. 466622, records of Skagit County, Washington.; thence East along the South line of said Dunthorne Tract and parallel to the South line of said Government Lot 2, 197.83 feet; thence South 88°49'18" East a distance of 7.14 feet to the West line of a tract conveyed to Melvin D. Pleas and Patricia M. Pleas by Harold R. Rooks and Harriet F. Rooks (Parcel 5) by document recorded under Auditor's File No. 8504170014, records of Skagit County, Washington; thence South 2°48' East along the West line of said Pleas tract (Parcel 5) 164.35 feet to the Southwest corner of said tract, said point also being on the North line of that certain tract of land conveyed to Seaway Hollow Association by deed recorded under Auditor's File No. 581508, records of Skagit County, Washington; thence along the common boundary line of said Seaway Hollow Association, the following courses and distances: West 196.07 feet; thence North 1 degree 25'30" East, 37.5 feet; thence West 29.0 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress as described in documents recorded April 17, 1985 and September 17, 1985 under Auditor's File Nos. 8504170014 and 8509170011, records of Skagit County, Washington.

PARCEL B:

A tract of land in Government Lot 2, Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the high water line of Padilla Bay 480.91 feet North and 433.29 feet West of the Southeast corner of said Lot 2, (the East line of said Lot 2 bears North 0°36' East); thence South 20°52' West 75.0 feet; thence North 69°08' West 30.0 feet; thence North 20°52' East 75.0 feet to the high water line of Padilla Bay; thence South 69°08' East 30.0 feet to the point of beginning.

TOGETHER WITH second class tidelands adjoining.

Tax Parcel Number(s): P47315, 360231-0-003-0006, P47329, 360231-0-017-0000

Dated: April 25, 2013

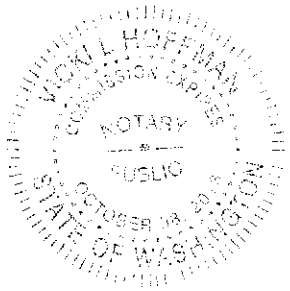
Harold R. Rooks, Jr.  
Harold R. Rooks, Jr., Successor Trustee

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Harold R. Rooks, Jr. is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Successor Trustee of the Credit Shelter Trust U/W of Harriet F. Rooks, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-1-13

Vicki L. Hoffman  
Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes, Washington  
My appointment expires: 10/08/2013



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Skagit County Auditor

\$73.00

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