

When recorded return to:  
Gregory J. Lawless  
The Lawless Partnership, LLP  
6018 Seaview Avenue NW  
Seattle, Washington 98107-2657



Skagit County Auditor \$74.00  
5/23/2013 Page 1 of 3 3:29PM

**QUITCLAIM DEED**

THE GRANTORS, **HAROLD R. ROOKS, JR.**, as to a **25 percent interest**, and **SUSAN G. ROOKS**, as to a **75 percent interest**, regarding their interest in the subject property, for and in consideration to establish community property, conveys and quitclaims to **HAROLD R. ROOKS, JR. and SUSAN G. ROOKS**, husband and wife, so that the entire property is owned by the two of them as community property, GRANTEES the following described real estate, commonly known as 5971 Upper Hollow Lane, Anacortes, WA 98221, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantors therein, legally described as:

PARCEL A: (PARCEL 47315)  
THAT PORTION OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 36  
NORTH, RANGE 2 EAST, W.M., COUNTY OF SKAGIT, WASHINGTON.

PARCEL B: (PARCEL 47329)  
A TRACT OF LAND IN GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 36  
NORTH, RANGE 2 EAST, W.M.

PARCEL C: (PARCEL <sup>67749</sup> ~~66749~~)  
A TRACT OF LAND IN GOVERNMENT LOT 1 OF SECTION 3, TOWNSHIP 36  
NORTH, RANGE 2 EAST, W.M.

SEE FULL LEGAL DESCRIPTIONS OF ALL PARCELS IN ATTACHED EXHIBIT A.

Dated 5/17, 2013.

Harold R. Rooks, Jr.  
Harold R. Rooks, Jr.

Susan G. Rooks  
Susan G. Rooks

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2013 1915  
MAY 23 2013

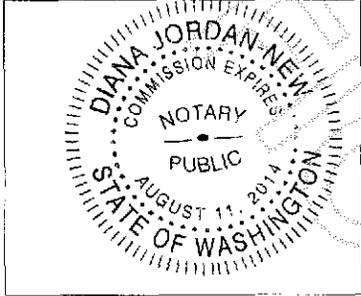
Amount Paid \$ 74.00  
Skagit Co. Treasurer  
By klc Deputy

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF KING SKAGIT )

On this day personally appeared before me **HAROLD R. ROOKS, JR.**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 17<sup>th</sup> day of May, 2013.

Please put notary seal inside box



*Diana Jordan-New*

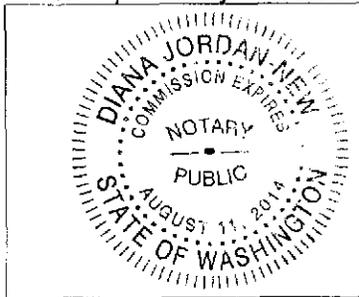
Please do not sign in 1" margin stop here ↗  
PRINT NAME: DIANA JORDAN-NEW  
Notary Public for the State of Washington  
My Commission Expires 8/11/2014

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF KING SKAGIT )

On this day personally appeared before me **SUSAN G. ROOKS**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 17<sup>th</sup> day of May, 2013.

Please put notary seal inside box



*Diana Jordan-New*

Please do not sign in 1" margin stop here ↗  
PRINT NAME: DIANA JORDAN-NEW  
Notary Public for the State of Washington  
My Commission Expires 8/11/2014



201305230146

EXHIBIT A

PARCEL A: (Parcel 47315)

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: (Parcel 47329):

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.

PARCEL C: (Parcel <sup>67749</sup>~~66749~~)

A tract of land in Government Lot 1 of Section 31, Township 36 North, Range 2 East, W.M., described as follows: Beginning at the Southeast corner of said Lot 1; thence North 1°25'30" East along the East line of said lot a distance of 162.18 feet, more or less, to the North line of that certain tract of land conveyed to Tom Wendel and Charlotte Wendel, his wife, by instrument recorded December 11, 1958, under Auditor's File No. 574003 and the true point of beginning of this description; thence from said true point of beginning continue North 1°25'30" East along the East line of said Lot 179.4 feet to the Southeasterly corner of that certain tract conveyed to Ralph Stockton and Myrtle Stockton, his wife, by deed recorded September 15, 1961, under Auditor's File No. 612263; thence Northwesterly along the Southerly line of said Stockton tract, a distance of 132.0 feet to the Southwesterly corner thereof; thence North 69°08' West along the Southwesterly line of the tract conveyed to Ralph Stockton and Myrtle Stockton, his wife, by deed recorded December 19, 1954, under Auditor's File No. 510598, a distance of 350.0 feet to the Southeasterly line of that certain tract conveyed to Walter A. Vonnegut by deed dated October 24, 1946 and recorded November 4, 1946, under Auditor's File No. 397655; thence South 59°31'40" West to the Northeast corner of Lot 30 of the "Plat of Orchard Beach Tracts," as recorded in Volume 4 of plats, page 45, records of Skagit County, Washington; thence South along the East line of said Lot 30, a distance of 444.71 feet to the South line of said Lot 1 of Section 31, Township 36 North, Range 2 East, W.M.; thence East along the South line of said Lot 1, a distance of 571.8 feet to the Southwest corner of said tract conveyed to Tom Wendel by instrument recorded under Auditor's File No. 574003; thence North along the West line of said Wendel tract, a distance of 162 feet, more or less, to the Northwest corner thereof; thence East along the North line of said Wendel tract a distance of 100.0 feet to the true point of beginning.



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