



200807070079

Skagit County Auditor

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After Recording Return To:

Karin McMichael, P.S.
114 W. Magnolia St., Suite 408
Bellingham, WA 98225

DOCUMENT TITLE: QUITCLAIM DEED

REFERENCE NUMBER OF RELATED DOCUMENTS: 200507010106

GRANTOR(S): BESSIE BEI-SAN LOH WAI

ADDITIONAL GRANTOR(S) ON PAGE ___ OF DOCUMENT: N/A

GRANTEE(S): THE TRUSTEE OF THE ABUNDANT GRACE TRUST DATED MARCH 8, 2007, AND SUCCESSORS IN TRUST

ADDITIONAL GRANTEE(S) ON PAGE ___ OF DOCUMENT: N/A

ABBREVIATED LEGAL DESCRIPTIONS: RIDGE AT MADDOX CREEK A CONDOMINIUM PHASE 2, AF#200504060077, BUILDING 2, UNIT 301, BEING A PORTION OF LOT B12 OF MADDOX CREEK PUD, PHASE 3

ADDITIONAL LEGAL DESCRIPTIONS ON SCHEDULE A ATTACHED TO DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBERS: 4852-000-301-0000 P122668

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2195
JUL 07 2008

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

QUITCLAIM DEED

The Grantor, BESSIE BEI-SAN LOH WAI, a single person, for and in consideration of a transfer to a revocable living trust, conveys and quitclaims to the Trustee of the ABUNDANT GRACE TRUST dated March 8, 2007, and successors in trust, as Grantee, all interest in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

See legal description on Schedule A attached hereto and incorporated herein by this reference.

Dated: 2/28, 2008.

Bessie Bei-San Loh Wai
BESSIE BEI-SAN LOH WAI

STATE OF WASHINGTON)
) ss:
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that BESSIE BEI-SAN LOH WAI is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act, for the uses and purposes mentioned in the instrument.

(SEAL/STAMP)

Dated: February 28, 2008.



Karin U. McMichael
NOTARY PUBLIC
Printed Name: KARIN U. MCMICHAEL
My Commission Expires: 8-19-10



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SCHEDULE A

Real property situated in Skagit County, Washington, legally described as follows:

UNIT 301, BUILDING 2, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 2, ACCORDING TO THE AMENDED DECLARATION THEREOF APRIL 6, 2005, UNDER AUDITOR'S FILE NO. 200504060078, AND SURVEY MAP AND PLANS THEREOF RECORDED APRIL 6, 2005, UNDER AUDITOR'S FILE NO. 200504060077, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOT B-12, MADDOX CREEK P.U.D. PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 2000, UNDER AUDITOR'S FILE NO. 200008140137, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TAX ASSESSOR'S PARCEL NO.: 4852-000-301-0000 P122668

SUBJECT TO: RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD AND SKAGIT COUNTY RIGHT TO FARM ORDINANCE AS MORE FULLY DESCRIBED ON EXHIBIT A WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.



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Chicago Title Company - Island Division

EXHIBIT 'A'

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.



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