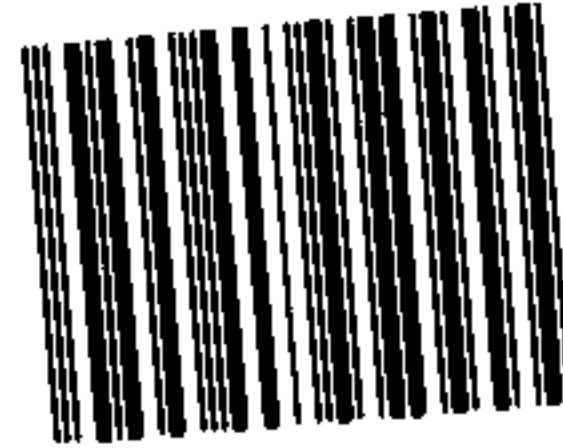


AFTER RECORDING, RETURN TO:



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NO EXCISE TAX DUE
\$2.00 Treasurer's Fee
Required
4560480
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OUR FILE NO. 4198
DED/pb

BOB DANTINI, Snohomish County Treasurer
By *Dance Solo*
Deputy

QUIT CLAIM DEED

GRANTOR(S): MOLSTAD, MORRIS R.
MOLSTAD, BERNICE V.

GRANTEE(S): ESTATE OF ELIZABETH LYDIA STEEN, Daniel T. Hoy and
Thomas Hoy, Personal Representatives

LEGAL (Abbrev.): TRACT 12, PLAT OF CEDAR VILLAGE ESTATES

ASSESSOR'S TAX #: 113105-3-005-0004

REFERENCE #: PLAT MAP, AUDITOR'S FILE NO. 2415644; SWD 2375264 and
7709130136

THE GRANTORS, MORRIS R. MOLSTAD and BERNICE V. MOLSTAD, husband and wife, for and in consideration of correction of deed (consideration included with prior sale - excise tax paid, receipt #14621) conveys and quit claims to the **ESTATE OF ELIZABETH LYDIA STEEN, Daniel T. Hoy and Thomas Hoy, Personal Representatives,** the following described real estate, situated in the County of Snohomish, State of Washington; together with all after acquired title of the grantor(s) therein:

An easement for ingress, egress and utilities over, under and across the following-described tract, which was reserved by the grantors in Statutory Warranty Deed recorded under Auditor's File No. 2375264:

COMMENCING AT A POINT 48.33 FEET SOUTH OF THE CENTERLINE OF MARION STREET IN THE PLAT OF ROSE ARMSTRONG ACRE TRACTS; THENCE SOUTH 3°12'0" WEST ALONG WEST LINE OF SAID PLAT A DISTANCE OF 12.02 FEET TO THE CENTERLINE OF A 24 FOOT WIDE NON-EXCLUSIVE EASEMENT. SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING FOR SAID EASEMENT; THENCE SOUTH 89°37'45" WEST ALONG SAID CENTERLINE A DISTANCE OF 17.19 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 108.06 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°13'03" A DISTANCE OF 85.28 FEET; THENCE SOUTH 44°24'42" WEST A DISTANCE OF 4.96 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 41.38 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°49'01" A DISTANCE OF 56.92 FEET; THENCE NORTH 56°46'17" WEST A DISTANCE OF 42.56 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 58.40 FEET;

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THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°48'45" A DISTANCE OF 70.14 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 42.53 FEET; THENCE ALONG THE ARC OF SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 64°48'10" A DISTANCE OF 48.10 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 156.42 FEET; THENCE ALONG THE ARC OF SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 29°35'23" A DISTANCE OF 80.78 FEET TO THE TERMINATION POINT OF SAID 24 FOOT WIDE EASEMENT; THENCE NORTH 0°22'15" WEST A DISTANCE OF 2.00 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF A 20 FOOT WIDE NON-EXCLUSIVE EASEMENT; THENCE SOUTH 89°37'45" WEST ALONG SAID CENTER LINE A DISTANCE OF 196.75 FEET TO THE TERMINATION POINT OF SAID 20 FOOT EASEMENT.

(Also known as Tract 12, Plat of Cedar Village Estates. Said easement to be a perpetual easement benefitting that parcel described on the Statutory Warranty Deed recorded under Auditor's File No. 7709130136).

DATED THIS 6th day of November, 1998.

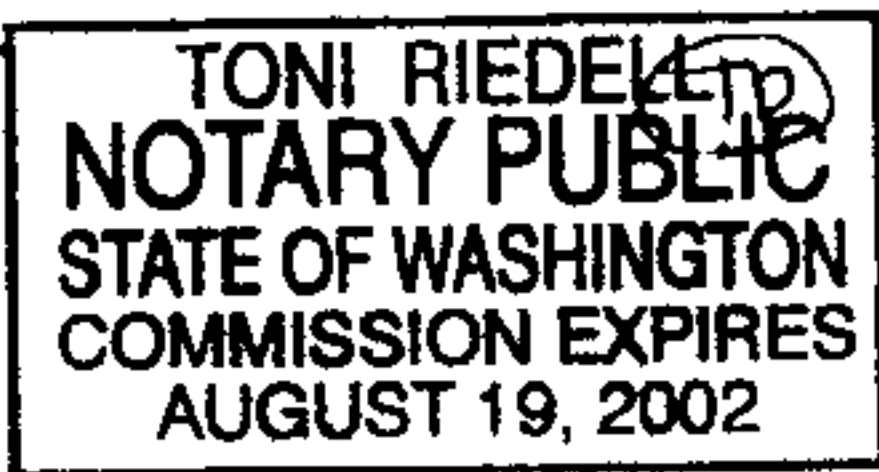
Morris R. Molstad
 Morris R. Molstad

Bernice V. Molstad
 Bernice V. Molstad

STATE OF WASHINGTON)
) :ss
 COUNTY OF SNOHOMISH)

On this day personally appeared before me Morris R. Molstad and Bernice V. Molstad, me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6 day of November, 1998.



Toni Riedell
 NOTARY PUBLIC in and for the State of Washington,
 residing at Burlington
 My commission expires: 8/19/02
 Printed Name: Toni Riedell