

WHEN RECORDED RETURN TO:
WERNER BOETTCHER
Attorney at Law
14409 Meridian East
Puyallup, WA 98375

DO NOT MARK OUTSIDE THE BORDER LINES OF THIS DOCUMENT.

QUIT CLAIM DEED

Grantor(s): 1) CLAYTON, DORIS M.
Grantee(s): 1) CLAYTON, DENNIS P. 2) CLAYTON, DAVID L.
3) COLTON, LOIS A.
Legal Description: Lot 1 S.P. 77-442
Legal Description is on page 1 of document.
Assessor's Tax Parcel ID#: R04-19-06-5-001, P45110-05800

THE GRANTOR, DORIS M. CLAYTON, a single person, for and in consideration of gift of love and affection - no money passing, conveys and Quit Claims to her children, DENNIS P. CLAYTON, DAVID L. CLAYTON and LOIS A. COLTON, as their estate, each as to an undivided one-third (1/3) interest, the following described real estate situated in the County of Pierce, State of Washington, together with all after acquired title of the grantor(s) therein:

LOT 1 OF PIERCE COUNTY SH PLAT 77-442 OUT OF 1-042 SEG K 2554 SI JW (DCWJES9-29-82) MH 45110-05800 LOC ON THIS PARCEL (DC 2355 DM 88).

(Commonly known as 6316 - 96th St E., Puyallup, WA 98371.)
Including a 1973 Modular 32' x 24' Westwind Mobile Home, I.D. #3201.

SUBJECT TO: A LIMITED LIFE ESTATE IN FAVOR OF GRANTOR DORIS M. CLAYTON, WHICH LIFE ESTATE TERMINATES WHEN SHE NO LONGER RESIDES ON THE PREMISES ON A PERMANENT BASIS FOR TWO CONSECUTIVE MONTHS. DURING HER OCCUPANCY GRANTOR SHALL PAY ALL REAL PROPERTY TAXES, MAINTENANCE, AND INSURANCE FOR SAID PROPERTY.

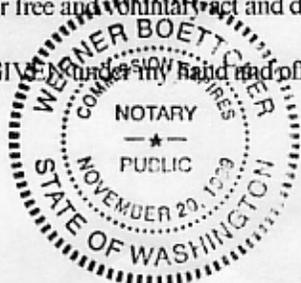
DATED this 25th day of February, 1998:

Doris M. Clayton
DORIS M. CLAYTON

STATE OF WASHINGTON)
) ss.
County of Pierce)

On this day personally appeared before me DORIS M. CLAYTON, to me known to be the individual described herein and who executed the within and forgoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVE UNDER MY HAND AND OFFICIAL SEAL THIS 25th day of February, 1998.



Werner Boettcher
NOTARY PUBLIC in and for the State
of Washington, residing at Puyallup.
My Commission Expires: 11-20-99