

KATHY HILL
SKAGIT COUNTY AUDITOR

99 FEB 12 AM 1:10

AFTER RECORDING MAIL TO:

9902120032

Name Michael Murray
Address 601 Union Street, #2600
City/State Seattle, WA 98101-4000

RECORDED _____ FILED _____
REQUEST OF _____

Quit Claim Deed

THE GRANTOR, Susan K. Hinton, as her separate estate, as to a .22936% interest, for and in consideration of mere change in identity or form of ownership, conveys and quit claims to Hinton Family, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein:



**First American Title
Insurance Company**

(this space for title company use only)

Northwest quarter of the Northwest quarter of Section 17, Twp. 34 North, Range 4 East, W.M.

For full legal description, see Exhibit A attached hereto and incorporated herein by this reference.

Assessor's Property Tax Parcel/Account Number(s): 340417-2-008-0005.

DATED this 10th day of February, 1999.

Susan K. Hinton
Susan K. Hinton

#27782
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

FEB 12 1999

SKAGIT COUNTY TREASURER
Deputy

9902120032

BK 1943 PG 0011

STATE OF WASHINGTON

County of King

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} SS.

I certify that I know or have satisfactory evidence that Susan K. Hinton 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 this instrument.

DATED: 2-10-99

PAULA K. THOMPSON	<u>Paula K. Thompson</u>
STATE OF WASHINGTON	Name (typed or printed): <u>Paula K. Thompson</u>
NOTARY ---- PUBLIC	NOTARY PUBLIC in and for the State of Washington
MY COMMISSION EXPIRES 12-11-99	Residing at <u>Porto</u>
	My appointment expires: <u>12-11-99</u>

EXHIBIT A

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., lying Southerly of the County road along the North line thereof, lying Easterly of Old Highway 99 along the West line thereof, lying Northerly of a 60 foot strip conveyed to the City of Mount Vernon by Deed dated July 3, 1959, and recorded July 10, 1959, as Auditor's File No. 582951, and lying Westerly of the West line (and Southerly extension of said West line) of a tract conveyed to Keith S. Johnson, et al, by Deed dated October 9, 1957, and recorded October 15, 1957, as Auditor's File No. 557246. Said West line as conveyed to Keith S. Johnson by above referenced Deed is also shown of record as follows:

Beginning at a point on the Westerly line of the right of way of the Puget Sound and Cascade Railway Co. (formerly the right of way of the Pacific Northwest Traction Co. and more commonly known as Urban Avenue) 20 feet South of the North line of said Northwest 1/4 of the Northwest 1/4; thence North 89 degrees 39'30" West along the South line of Hoag Road a distance of 535.00 feet to the true point of beginning of this property line description; thence South 0 degrees 39'30" East parallel to the West line of said Northwest 1/4 of the Northwest 1/4 along said East property line a distance of 519.13 feet to the North line of Pacific Place and the point of terminus of this property line description.

EXCEPTING from all of the above that portion as conveyed to the City of Mount Vernon as described in Quit Claim Deed dated August 29, 1985 recorded under Auditor's File No. 8511050003.