

After Recording Return To:

LAW OFFICE OF BRIAN E. CLARK

P. O. Box 336

Mount Vernon, WA 98273



200005220106

Kathy Hill, Skagit County Auditor
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QUITCLAIM DEED

GRANTOR: ALFCO, INC., a Washington corporation

GRANTEE: SEAWARD INVESTMENTS, INC., a Washington corporation

Legal Description:

Abbreviated Form: Ptn NW 1/4, NW 1/4, Section 29-34N-4E, W.M.

Additional on Page: 3 and 4

35395
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAY 22 2000

Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy

Assessor's Tax Parcel Nos: R28263, R28604, R28502, R113143, R28246

THE UNDERSIGNED GRANTOR, **ALFCO, INC.**, a Washington corporation, for and in consideration of the contribution of capital in the formation of a corporation and for no monetary consideration, conveys and quitclaims to **SEAWARD INVESTMENTS, INC.** a Washington corporation, all of Grantor's interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, to-wit:

That certain tract of land listed and described on Exhibit "A" attached hereto and incorporated by this reference as if fully set forth herein.

SUBJECT TO that certain Real Estate Purchase and Sale Agreement dated the 3rd day of February, 1998, and Amendment thereto dated April 8, 1999, between Alfco, Inc., a Washington corporation, as Seller, and Schenk Packing Co., Inc., a Washington corporation, as Buyer with regard to the subject property herein; and

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CJD\SEAWARD INVESTMENTS\QUITCLAIM DEED.DOC


SUBJECT FURTHER TO that certain Lease Agreement dated November 30, 1999, between Alfco, Inc., a Washington corporation, as Landlord, and Etera™, a Washington corporation, as Tenant, with regard to a portion of the subject property herein.

ALFCO, INC.

By Kenneth G. Christianson
KENNETH G. CHRISTIANSON, President

I certify that I know or have satisfactory evidence that KENNETH G. CHRISTIANSON is the person who appeared before me, and said person acknowledged that he was authorized to sign this instrument as President of ALFCO, INC., a Washington corporation, and acknowledged it to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

BRIAN E. CLARK
COMMISSION EXPIRES
NOTARY
PUBLIC
5-24-2003
STATE OF WASHINGTON


Notary Public
Print Name BRIAN E. CLARK
My Commission Expires: 5-24-2003

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LEGAL DESCRIPTION

Parcel "A":

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point, 187.45 feet East of the Northwest corner of said Section 29; thence running South parallel with the West line of said Section, 396 feet; thence West to the East line of the right-of-way of the Great Northern Railway Company; thence Northerly along said East line of said right-of-way to the North line of said Section; thence East to the point of beginning,

EXCEPT the North 30 feet conveyed to the City of Mount Vernon, by instrument recorded April 16, 1908, under Auditor's File No. 67235, records of Skagit County, Washington,

AND EXCEPT that portion of said premises, if any, lying South of the North line of those premises conveyed to John T. Galyean, et ux, by Deed dated October 29, 1928, filed January 11, 1933, under Auditor's File No. 254307, and recorded in Volume 154 of Deeds, Page 566.

Parcel "B":

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the Great Northern Railway right-of-way which is 396 feet South of the North line of said Section; thence East, 425 feet; thence South, 264 feet; thence West to the East line of the Great Northern Railway right-of-way; thence Northerly along said right-of-way line to the point of beginning,

EXCEPT any portion thereof that may lie East of a line that is parallel with and 190 feet West of the East line of the Northwest 1/4 of the Northwest 1/4 of said Section,

AND ALSO EXCEPT that portion described as follows:

The West 60 feet of the East 265 feet of the South 100 feet of that portion of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 29, lying North of the North line of Hazel Street,

AND ALSO EXCEPT the South 30 feet thereof conveyed to the City of Mount Vernon, by instrument recorded October 14, 1920, under Auditor's File No. 145294, records of Skagit County, Washington, for street purposes, now known as Hazel Street,

AND TOGETHER WITH the North 1/2 of that portion of said Hazel Street vacated May 26, 1965, by Mount Vernon City Ordinance No. 1483, being that portion of Hazel Street from the East boundary of the Great Northern (now Burlington Northern) Railway right-of-way, 170 feet Eastward to the West line of Railroad Avenue, if extended Northerly.



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LEGAL DESCRIPTION Continued. . .

Parcel "C":

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said Section which is 187.45 feet East of the Northwest corner thereof; thence South parallel with the West line of said Section, 396 feet; thence East parallel with the North line of said Section, 142.55 feet; thence North parallel with the West line of said Section to the North line thereof; thence West along said North line to the point of beginning,

EXCEPT the North 30 feet thereof known as Section Street conveyed to the City of Mount Vernon by instrument recorded April 16, 1908, under Auditor's File No. 67235, records of Skagit County, Washington,

AND EXCEPT that portion of said premises, if any, lying South of the North line of those premises conveyed to John T. Galyean, et ux, by Deed dated October 29, 1928, filed January 11, 1933, as Auditor's File No. 254307, and recorded in Volume 154 of Deeds, Page 566,

ALSO EXCEPT therefrom, the North 196 feet as measured along the West line thereof.

Parcel "D":

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 336 feet South of the Southeast corner of Lot 12, Block 1, "CENTRAL ADDITION TO MOUNT VERNON", according to the plat thereof recorded in Volume 2 of Plats, Page 103, records of Skagit County, Washington; thence West, 166 feet to the East boundary line of that parcel conveyed to B. J. Henshaw by Warranty Deed recorded April 12, 1922, under Auditor's File No. 203153, records of Skagit County, Washington; thence South along said East line, 90 feet; thence East, 166 feet; thence North, 90 feet to the point of beginning,

EXCEPT that portion of said premises, if any, lying South of the North line of those premises conveyed to John T. Galyean, et ux, by Deed dated October 29, 1928, recorded January 11, 1933, under Auditor's File No. 254307, and recorded in Volume 154 of Deeds, Page 566, records of Skagit County, Washington.



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