

UNRECORDED

AFTER RECORDING MAIL TO:  
Bulson Road Holdings, LLC  
22397 Bulson Rd.  
Mount Vernon, WA 98274

200012290108  
Skagit County Auditor  
12/29/2000 Page 1 of 3 3:21:56PM

200101220091  
Skagit County Auditor  
1/22/2001 Page 1 of 6 11:46:55AM

re-record to correct legal description

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-95357-E

LAND TITLE COMPANY OF SKAGIT COUNTY

**QUIT CLAIM DEED**

Grantor(s): JOHN W. ELLIS and SHANNON ELLIS, husband and wife  
Grantee(s): BULSON ROAD HOLDINGS, LLC  
Abbreviated Legal: Ptn. NE 1/4 of NE 1/4, 24-35-4 EWM  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): P 37469, P 106035

THE GRANTOR JOHN W. ELLIS and SHANNON ELLIS, husband and wife  
for and in consideration of TRANSFERRING PROPERTY TO 1/2 OWNED LLC  
conveys and quit claims to BULSON ROAD HOLDINGS, LLC  
the following described real estate, situated in the County of Skagit State of Washington, together with all  
after acquired title of the grantor(s) in the County of Skagit State of Washington  
See Attached Exhibit A

Real Estate Excise Tax  
PAID #39090

#38841  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JAN 22 2001

DEC 29 2000

Amount Paid \$  
Skagit County Treasurer  
By: Deputy

Amount Paid \$  
Skagit County Treasurer  
By: Deputy

Dated: December 28, 2000

John W. Ellis  
Shannon Ellis

STATE OF WASHINGTON }  
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that JOHN W. ELLIS and SHANNON ELLIS is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: DECEMBER 29, 2000

Candace M. Taylor  
Candace M. Taylor  
Notary Public in and for the State of WASHINGTON  
Residing at MOUNT VERNON  
My appointment expires: 1/01/2005

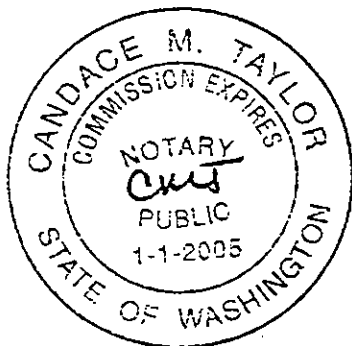


Exhibit A

DESCRIPTION:

PARCEL "A":

The East 1/2 of the following described property:

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning on the South line of the said Northeast 1/4 of the Northeast 1/4, 666.5 feet East of its Southwest corner; thence North 195 feet; thence East 223.5 feet; thence South to the South line of said Northeast 1/4 of the Northeast 1/4; thence West to the point of beginning,

EXCEPT any portion thereof lying within the boundaries of the East one-third of said Northeast 1/4 of the Northeast 1/4,

EXCEPT that portion thereof conveyed to the State of Washington for road right of way, by instrument recorded February 13, 1952, under Skagit County Auditor's File No. 472963.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the State Highway a distance of 379 feet North of the South line of said Northeast 1/4 of the Northeast 1/4; thence West 146.5 feet; thence South 120 feet; thence East 146.5 feet; thence North 120 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of State Highway right of way 172 feet North of the South line of said Northeast 1/4 of the Northeast 1/4; thence North 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington; thence West 146.5 feet to the Southwest corner of said Anderson Tract; thence North 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of the South line of the Northeast 1/4 of the Northeast 1/4; thence West 65.5 feet to a point 212.0 feet West of the West line of said State Highway right of way; thence South parallel to the West line of said State Highway right of way a distance of 207 feet; thence East 212 feet to the point of beginning,

EXCEPT the West 65.5 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of the Northeast 1/4 of Section 24, Township 35 North, Range 4 East, W.M., described as follows:



Beginning at the intersection of the West right of way line (40 feet from centerline) of Township Road with the North right of way line (75 feet from centerline) of Secondary State Highway No. 1-A;  
thence South 88 degrees 33'29" West, along the North line of said State Highway No. 1-A, a distance of 76.20 feet to a line 20 feet North of, as measured perpendicular to, the South line of the East one-third of the Northeast 1/4 of the Northeast 1/4 of said Section 24;  
thence North 88 degrees 51'15" West along said line 20 feet North of said Southerly line and parallel with said Southerly line, a distance of 188.90 feet to the true point of beginning;  
thence North 00 degrees 00'00" East a distance of 152.02 feet;  
thence South 88 degrees 51'15" East, parallel with said South line, a distance of 63.18 feet to a point that bears North 88 degrees 51'15" West and is 202.00 feet distant from the West line of said Township Road;  
thence North 00 degrees 00'00" East, parallel with said Township Road, a distance of 207.06 feet to a line that is 379 feet North of, as measured perpendicular to, the South line of said Northeast 1/4 of the Northeast 1/4;  
thence North 88 degrees 51'15" West parallel with said South line, a distance of 204.98 feet to the West line of said East one-third of the Northeast 1/4 of the Northeast 1/4;  
thence South 00 degrees 17'16" East along said West line, a distance of 359.12 feet to a line that is parallel with and 20 feet North of, as measured perpendicular to, said South line of the East one-third of the Northeast 1/4 of the Northeast 1/4;  
thence South 88 degrees 51'15" East along said parallel line, a distance of 140.00 feet to the true point of beginning.  
(Also known as Lot 2 of that Survey recorded July 12, 1991, under Auditor's File No. 9107120026, in Volume 11 of Surveys, pages 127 and 128, records of Skagit County, Washington).

Situate in the County of Skagit, State of Washington.

PARCEL "E":

The West 65.5 feet of the following described tract:

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of State Highway right of way a distance of 172 feet North of the South line of said Northeast 1/4 of the Northeast 1/4;  
thence North a distance of 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington;

thence West a distance of 146.5 feet to the Southwest corner of said Anderson Tract;  
thence North a distance of 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of the South line of the Northeast 1/4 of the Northeast 1/4;  
thence West 65.5 feet to a point 212.0 feet West of the West line of said State Highway right of way;  
thence South parallel with the West line of State Highway right of way, a distance of 207 feet;  
thence East a distance of 212 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



UNOFFICIAL DOCUMENT

STATE OF WASHINGTON }  
COUNTY OF SKAGIT }SS

I, Auditor of Skagit County, State of Washington, do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in my office.

IN WITNESS WHEREOF, I hereunto set my hand and seal of my office this 14 day of January 2001

N Brummett Auditor By [Signature] Deputy



200101220091  
, Skagit County Auditor

PARCEL "A":

The East  $\frac{1}{2}$  of the following described property:

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning on the South line of the said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , 666.5 feet East of its Southwest corner;  
thence North 195 feet;  
thence East 223.5 feet;  
thence South to the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence West to the point of beginning,

EXCEPT any portion thereof lying within the boundaries of the East one-third of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ,

EXCEPT that portion thereof conveyed to the State of Washington for road right of way, by instrument recorded February 13, 1952, under Skagit County Auditor's File No. 472953.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the West right of way line (40 feet from centerline) of Township Road with the North right of way line (75 feet from centerline) of Secondary State Highway No. 1-A;  
thence South  $88^{\circ}33'29''$  West, along the North line of said State Highway No. 1-A, a distance of 76.20 feet to a line 20 feet North of, as measured perpendicular to, the South line of the East one-third of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 24;  
thence North  $88^{\circ}51'15''$  West along said line 20 feet North of said Southerly line and parallel with said Southerly line, a distance of 188.90 feet to the true point of beginning;  
thence North  $00^{\circ}00'00''$  East a distance of 152.02 feet;  
thence South  $88^{\circ}51'15''$  East, parallel with said South line, a distance of 63.18 feet to a point that bears North  $88^{\circ}51'15''$  West and is 202.00 feet distant from the West line of said Township Road;  
thence North  $00^{\circ}00'00''$  East, parallel with said Township Road, a distance of 207.06 feet to a line that is 379 feet North of, as measured perpendicular to, the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence North  $88^{\circ}51'15''$  West parallel with said South line, a distance of 204.98 feet to the West line of said East one-third of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence South  $00^{\circ}17'16''$  East along said West line, a distance of 359.12 feet to a line that is parallel with and 20 feet North of, as measured perpendicular to, said South line of the East one-third of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence South  $88^{\circ}51'15''$  East along said parallel line, a distance of 140.00 feet to the true point of beginning.

(Also known as Lot 2 of that Survey recorded July 12, 1991, under Auditor's File No. 9107120026, in Volume 11 of Surveys, pages 127 and 128, records of Skagit County, Washington).

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for ingress and egress over and across the North 30 feet of Tracts 1 and 2 hereinafter described.



200101220091

, Skagit County Auditor

PARCEL "D":

A non-exclusive easement for the installation, construction, repair and maintenance of utilities over, under and across the South 20 feet of Tracts 2 and 3 hereinafter described.

Tract 1:

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 4 East, W.M.

Beginning at a point on the West line of the State Highway a distance of 379 feet North of the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence West 146.5 feet;  
thence South 120 feet;  
thence East 146.5 feet;  
thence North 120 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Tract 2:

The West 65.5 feet of the following described tract:

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of State Highway right of way a distance of 172 feet North of the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence North a distance of 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington;  
thence West a distance of 146.5 feet to the Southwest corner of said Anderson Tract;  
thence North a distance of 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of the South line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence West 65.5 feet to a point 212.0 feet West of the West line of said State Highway right of way;  
thence South parallel with the West line of State Highway right of way, a distance of 207 feet;  
thence East a distance of 212 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Tract 3:

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of State Highway right of way 172 feet North of the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence North 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington;  
thence West 146.5 feet to the Southwest corner of said Anderson Tract;  
thence North 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of the South line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence West 65.5 feet to a point 212.0 feet West of the West line of said State Highway right of way;  
thence South parallel to the West line of said State Highway right of way a distance of 207 feet;  
thence East 212 feet to the point of beginning,

EXCEPT the West 65.5 feet thereof.

Situate in the County of Skagit, State of Washington.



200101220091  
, Skagit County Auditor