

AFTER RECORDING MAIL TO:  
Ellis Properties, L.L.C.  
22397 Bulson Road  
Mount Vernon, WA 98274



200106080098

, Skagit County Auditor

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Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-95508-E  
LAND TITLE COMPANY OF SKAGIT COUNTY

### QUIT CLAIM DEED

Grantor(s): John W. Ellis and Shannon Ellis, husband and wife  
Grantee(s): Ellis Properties, L.L.C.  
Abbreviated Legal: A portion of the Northeast 1/4 of the Northeast 1/4 in 24-35-4  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): P37510/P106035/P37512

THE GRANTOR John W. Ellis and Shannon Ellis, husband and wife  
for and in consideration of Transfer from individuals to wholly owned LLC  
conveys and quit claims to Ellis Properties, L.L.C.  
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:  
See Attached Exhibit A

41308  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

JUN 08 2001

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

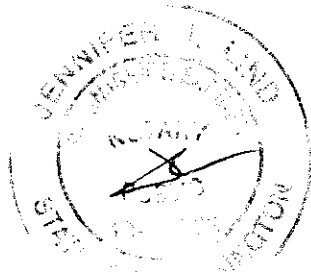
Dated 6-7-01  
[Signature]  
John W. Ellis  
[Signature]  
Shannon Ellis

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: June 7, 2001

[Signature]  
Jennifer J. Lind  
Notary Public in and for the State of Washington  
Residing at Bow  
My appointment expires: 10/01/2002



## Exhibit A

### PARCEL "A":

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 "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 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 "C":

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 Was'



Said Parcels "A", "B" and "C" are TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a 30 foot strip of land lying 15 feet on either side of the described centerline:

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 9 (Township Road), being 30.00 feet West of the centerline, 379 feet North of the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 24; thence South along the West right of way of said State Highway, a distance of 15.00 feet to the true point of beginning of this line description; thence North 88 degrees 51'15" West, parallel to a line 379 feet North of the South line of said Northeast 1/4, a distance of 221.37 feet; thence South 44 degrees 42'45" West a distance of 100.84 feet; thence on a curve to the left, having a radius of 65.00 feet, which bears South 45 degrees 17'15" East, through a central angle of 44 degrees 42'45", an arc length of 50.72 feet; thence South a distance of 224.88 feet to a line 20 feet North of the North right of way of State Route 20 and the terminus of this line description.

EXCEPT any portion thereof which lies within Parcels "A", "B" and "C".

ALSO said Parcels "A", "B" and "C" are TOGETHER WITH a non-exclusive easement for the installation, construction, repair, replacement and maintenance of a sign over, under and across the East 10 feet of the South 10 feet of the following described property:

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.



P.

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