

After Recording Return To:

David W. Rice  
312 Highland Drive  
Edmonds WA 98020



200405250002

Skagit County Auditor

5/25/2004 Page 1 of 3 8:31AM

Document Title: Quit Claim Deed  
Grantor: David W. Rice  
Carolyn A. Rice  
Grantee: Anacortes Properties N.W., LLC  
Legal Description: Portion Tr. "E", Rancho San Juan del Mar No. 1  
Complete legal on page 3  
Tax Parcel No.: 3972-000-099-0000, R68237

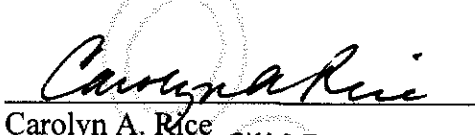
**QUIT CLAIM DEED**

THE GRANTOR, for and in consideration of mere change in identity, David W. Rice and Carolyn A. Rice, husband and wife, convey and quit claim to Anacortes Properties N.W., LLC, a Washington limited liability company, the following described real property, situate in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

DATED this 12<sup>th</sup> day of May, 2004.

  
David W. Rice

  
Carolyn A. Rice

STATE OF WASHINGTON)

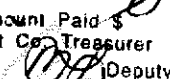
: ss.

COUNTY OF KING )

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#2522

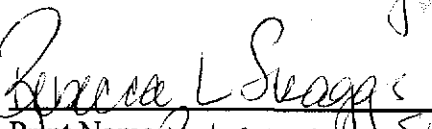
MAY 24 2004

Amount Paid \$  
By  Skagit Co. Treasurer  
Deputy

On this day personally appeared before me David W. Rice and Carolyn A. Rice, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12<sup>th</sup> day of May, 2004.



  
Print Name: Rebecca L. Skaggs  
NOTARY PUBLIC in and for the State  
of Washington, residing at Bellingham  
My Appointment Expires: 9/29/04

PARCEL "A":

Tract "E" of "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 1", as per plat recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, EXCEPT that portion thereof lying within the boundaries of the following described tracts:

A.) Beginning at the Southeasterly corner of Lot 25 of said plat;  
thence Southwesterly for a distance of 150 feet paralleling the Westerly boundary of Lot 25;  
thence Northwesterly to a point 30 feet from the Southwesterly corner of Lot 25, said point being a line formed by extending the Westerly boundary line of Lot 25 along beach;  
thence Northeasterly to the Southwesterly corner of Lot 25;  
thence Easterly along the Southerly line to point of beginning.

B.) Beginning at the most Northerly corner of Tract "E", "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 1", as per plat recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington;  
thence Southeasterly along the Westerly side of County road 326.97 feet;  
thence South 88 degrees 27' West 95 feet to the true point of beginning;  
thence South 8 degrees 33' West 65 feet;  
thence South 88 degrees 27' West 40 feet;  
thence North 8 degrees 33' East 65 feet;  
thence North 88 degrees 27' East 40 feet, more or less, to the point of beginning;

C.) Beginning at the most Northerly corner of said Tract "E";  
thence South 18 degrees 46' East along the Westerly line of the County road, a distance of 326.97 feet and the true point of beginning of this description;  
thence South 88 degrees 27' West 95 feet;  
thence South 8 degrees 33' West 120 feet;  
thence Southeasterly to a point on the West line of the County road that is South 18 degrees 46' East 175 feet from the true point of beginning;  
thence North 18 degrees 46' West along the West line of the County road 175 feet to the true point of beginning.

D.) Beginning at the most Northerly corner of said Tract "E";  
thence South 18 degrees 46' East along the Westerly line of the County road a distance of 220.83 feet;  
thence South 88 degrees 27' West a distance of 188.76 feet to the Easterly line of a 60 foot County road;  
thence North 11 degrees 55'30" West along said road a distance of 62.38 feet;  
thence North 40 degrees 52'30" East a distance of 199.50 feet to the point of beginning.

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E.) Beginning at the most Northerly corner of said Tract "E";  
thence South 18 degrees 46' East along the Westerly line of the  
County road a distance of 220.83 feet to the true point of  
beginning for this description;  
thence South 18 degrees 46' East a distance of 106.14 feet;  
thence South 88 degrees 27' West a distance of 201.12 feet to the  
Easterly line of a 60 foot County road;  
thence North 11 degrees 55'30" West along said road a distance of  
105.44 feet;  
thence North 88 degrees 27' East a distance of 188.76 feet to the  
true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Those portions of the first class tidelands lying in front of,  
adjacent to and abutting upon Parcel "A" above described as shown  
on the face of the plat.

Situate in the County of Skagit, State of Washington.



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