

AFTER RECORDING RETURN TO:

Pamela McClaran
FOSTER PEPPER & SHEFELMAN PLLC
1111 Third Avenue, Suite 3400
Seattle, WA 98101



200410040183
Skagit County Auditor

10/4/2004 Page 1 of 4 3:51PM

QUIT CLAIM DEED

Grantor: DAVID P. GEERTS and MICHAEL P. GEERTS, each as his separate property

Grantees: SUPERIOR CYCLE L.L.C., a Washington Limited Liability Company

Abbreviated Legal Description: PTNS of GOVERNMENT LOT 4, SEC. 7, TNSP 35 N, Range 11 E.W.M

Assessor's Tax Parcel ID #: 351107-0-014-0003/P45887

Reference # (if applicable): _____

The Grantors, **DAVID P. GEERTS and MICHAEL P. GEERTS**, as their separate property, for no monetary consideration, do hereby convey to **SUPERIOR CYCLE L.L.C., a Washington Limited Liability Company**, all of their interests in the real property located in Skagit County, Washington, which is legally described as follows:

PARCEL "A":

The West 720 feet of Government Lot 4, Section 7, Township 35 North, Range 11 East, W.M.

EXCEPT the South 363.80 feet thereof.

Situate in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
5389
OCT 04 2004

Amount Paid \$
By Skagit County Treasurer
Deputy

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, under and across the following described property:

That portion of Lot 1, Short Plat No. 97-0013, approved March 23, 1999, recorded March 23, 1999 in Volume 14 of Short Plats, pages 11 and 12, under Auditor's File No. 9903230165, and being a portion of Government Lot 5, Section 7, Township 35 North, Range 11 East, W.M., lying Northerly of the following described line:

Beginning at a point on the Easterly line of said Lot 1 at a point that is 60 feet South, as measured at right angles, to the North line of said Lot 1;
thence North 88°29'23" West, parallel to the North line of said Lot 1, to an intersection with the West line of said Lot 1 and the terminus of this line description.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 50 feet in width, located in Government Lot 5, Section 7, Township 35 North, Range 11 East, W.M., lying Westerly of the West line of Lot 1, Short Plat No. 97-0013, approved March 23, 1999, recorded March 23, 1999 in Volume 14 of Short Plats, pages 11 and 12, under Auditor's File No. 9903230165, the Northerly line of said 50 foot strip being adjacent to and abutting upon the South line of Lot 2 of said Short Plat No. 97-0013 and said South line extended Westerly to the West line of said Government Lot 5, and the terminus of said 50 foot strip.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

A non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 50 feet in width, located in Government Lot 4, Section 7, Township 35 North, Range 11 East, W.M., the Northerly line of which is the Westerly extension of the South line of Lot 2 of Short Plat No. 97-0013 approved March 23, 1999, recorded March 23, 1999 in Volume 14 of Short Plats, pages 11 and 12, under Auditor's File No. 9903230165, and said South line extended Westerly to the East line of the West 720 feet of said Government Lot 4 and the terminus of said 50 foot strip.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

That portion of Government Lot 4, Section 7, Township 35 North, Range 11 East, W.M., more particularly described as follows:




Commencing at the Northwest corner of said Government Lot 4;
thence South 88°29'33" East along the North line of said Government Lot 4 a distance
of 720.00 feet to the Northeast corner of the West 720.00 feet of said Government Lot
4;
thence South 01°16'23" West, along the East line of said West 720.00 feet, a distance of
792.60 feet to the TRUE POINT OF BEGINNING;
thence South 88°26'16" East a distance of 48.84 feet;
thence South 01°16'23" West a distance of 164.78 feet to the North line of the South
363.80 feet of said Government Lot 4;
thence North 88°29'05" West a distance of 48.84 feet to the East line of said West
720.00 feet;
thence North 01°16'23" East, along the East line of said West 720.00 feet, a distance of
164.82 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

We do warrant the title against all persons whomsoever, subject to the matters set forth above.

DATED this 9th day of Sept., 2004.

GRANTORS:



DAVID P. GEERTS

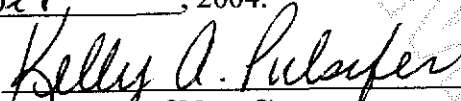
STATE OF MICHIGAN

COUNTY OF MUSKEGON

ss.

I certify that I know or have satisfactory evidence that DAVID P. GEERTS is the person who appeared before me, and said person acknowledged that said person signed this instrument and acknowledged it to be said person's free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 9th day of September, 2004.



(Signature of Notary)
Kelly A. Pulsifer

(Legibly Print or Stamp Name of Notary)
Notary public in and for the state of MICHIGAN,
residing at MUSKEGON COUNTY
My appointment expires 5-11-2007

Michael P. Geerts
MICHAEL P. GEERTS

STATE OF Michigan |
COUNTY OF Muskegon | ss.

I certify that I know or have satisfactory evidence that MICHAEL P. GEERTS is the person who appeared before me, and said person acknowledged that said person signed this instrument and acknowledged it to be said person's free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 10th day of September, 2004.

Kelly A. Pulsifer
(Signature of Notary)

Kelly A. Pulsifer
(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Michigan,
residing at Muskegon County
My appointment expires 5-11-2007

