

AFTER RECORDING MAIL TO:

First American Title Company  
Po Box 1667  
Mount Vernon, WA 98273



200504180259  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 82363

QUIT CLAIM DEED

Grantor(s): John Ellis and Shannon Ellis  
Grantee(s): Landmark Building and Development  
Abbreviated Legal:  
Lots 6 and 7, Block 39, "PLAT OF THE TOWN OF MONTBORNE"  
Assessor's Tax Parcel Number(s): 4135-039-007-0000, P108725

FIRST AMERICAN TITLE CO.

82363-1

THE GRANTOR John Ellis and Shannon Ellis, husband and wife for and in consideration of WAC 458-61-3753 Transfer to Family Corporation, conveys and quit claims to Landmark Building and Development 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 for legal)

Lots 6 and 7, Block 39, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as described in easement recorded August 23, 2004 under Auditor's File No. 200408230140.

Subject to paragraphs A thru C of Schedule of B-1 of First American Title Company's preliminary commitment no. 82363 attached hereto and made a part hereof by this reference.

Dated: April 13<sup>th</sup>, 2005

John Ellis

Shannon Ellis

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that John and Shannon Ellis, the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: April 15, 2005

Kim M. Kerr



Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 12/15/05

1773  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 18 2005

LPB-12

Amount Paid \$0  
Skagit Co. Treasurer  
By Deputy

### Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lots 6 and 7, Block 39, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as described in easement recorded August 23, 2004 under Auditor's File No. 200408230140.

Subject to paragraphs A thru C of Schedule B-1 of First American Title Company's preliminary commitment no. 82363 attached hereto and made a part hereof by this reference.



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**Schedule "B-1"**

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Skagit County Sewer District No. 2, a municipal corporation of  
Skagit County, Washington  
Dated: February 20, 1998  
Recorded: March 30, 1998  
Auditor's No: 9803300102  
Purpose: A perpetual right-of-way or easement for sewer mains with the  
necessary appurtenances through, over and across  
Area Affected: A 5 foot wide strip of land in that portion of the alley in Block 39 of  
the Plat of the Town of Montborne

**B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:**

Between: Skagit County Sewer District No. 2, a municipal corporation  
And: Joe Engberg  
Dated: October 8, 1998  
Recorded: October 13, 1998  
Auditor's No: 9810130073  
Regarding: Pay-Back Agreement

**C. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Recorded: January 26, 2004  
Auditor's No: 200401260176  
Purpose: Declaration of Easement with Joint Maintenance Provisions  
(commonly known as Brigham Lane)



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