

AFTER RECORDING MAIL TO:
Patrick Armstrong
22 Huluhula Pt
Kahului, HI 96732



200508180099
Skagit County Auditor

8/18/2005 Page 1 of 4 3:26PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 84905

FIRST AMERICAN TITLE CO.
84905-1

QUIT CLAIM DEED

Grantor(s): Anthony B. Pickering
Grantee(s): Patrick R. Armstrong, Dianne L. Armstrong, Brian C. Dale Trust
Abbreviated Legal:
Section 17, Township 34, Range 4; Ptns. NW - NW
Assessor's Tax Parcel Number(s): P25781, P25795, 340417-0-163-0000, 340417-0-173-0016

THE GRANTOR ANTHONY B. PICKERING for and in consideration of WAC 458-61-255 To Clear Title Only conveys and quit claims to Patrick R. Armstrong and Dianne L. Armstrong, husband and wife, as to an undivided 3/4 interest; and in Dianne L. Armstrong, as Trustee for Brian C. Dale Trust, as to an undivided 1/4 interest 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:

This Quit Claim deed is given to convey that certain "First Right of Refusal" in favor of Anthony B. Pickering, as established by document recorded February 20, 2003 as Auditor's File No. 200302200147.

This Conveyance does not convey or merge any other rights contained in said document, including rights of non-compete, access, parking, signage in favor of property described as Exhibit A of said document.

cbp

4480

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 18 2005

Amount Paid \$ 4480
Skagit Co. Treasurer
By Deputy
fx

PARCEL "A":

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 17, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point on the West line of said subdivision which point bears North 0 degrees 40'15" West a distance of 50 feet from the Southwest corner of said subdivision; thence South 89 degrees 38'14" East a distance of 30.00 feet to a point on the East line of Riverside Drive; thence South 0 degrees 40'15" East along the Easterly line of Riverside Drive a distance of 1.24 feet, which point is the true point of beginning; thence North 0 degrees 40'15" West a distance of 6 feet; thence North 89 degrees 24'15" East 107 feet; thence North 0 degrees 40'15" West 54 Feet; thence North 89 degrees 24'15" East 193 feet; thence South 0 degrees 40'15" East 60 feet, more or less, to the Northeast corner of that certain tract conveyed to M & P D, Inc., by deed dated August 11, 1959 and recorded under Auditor's File No. 586246; thence North 89 degrees 38'40" West along the North line of said M & P D, Inc., tract 153.71 feet to the Southeast corner of that certain tract conveyed to M & P D, Inc. by deed dated June 1, 1961, and recorded under Auditor's File No. 608723; thence North 0 degrees 35'45" West a distance of 1.21 feet; thence South 89 degrees 24'15" West a distance of 146.27 feet to the true point of beginning.

Except the West 10 feet adjacent to Riverside Drive as conveyed to the City of Mount Vernon by deed recorded August 25, 1985 under Auditor's File No. 8509250001.

PARCEL "B":

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said subdivision which bears North 0 degrees 40'15" West 50 feet from the Southwest corner of said subdivision; thence South 89 degrees 38'14" East 104.13 feet to the true point of beginning; thence continue South 89 degrees 38'14" East 72.16 feet; thence North 0 degrees 35'45" West 1.21 feet; thence South 89 degrees 24'15" West 72.15 feet to the true point of beginning.

PACEL "C":

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ which point bears South 0 degrees 40'15" East a distance of 1,324.34 feet from the Northwest corner of said Section 17; thence South 89 degrees 38'14" East along the South line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ a distance of 30 feet to the true point of beginning on the East line of former State Highway No. 1-A; thence North 0 degrees 40'15" West along the East line of said Highway 50 feet; thence South 89 degrees 38'40" East 300 feet; thence South 0 degrees 14'15" East 50 feet to the South line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence North 89 degrees 38'14" West along said South line 300 feet to the true point of beginning;

Except that portion of said premises, described as follows:

Beginning at a point on the West line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ which bears North 0 degrees 40'15" West 50 feet from the Southwest corner of said subdivision; thence South 89 degrees 38'14" East 30



feet to a point on the East line of Riverside Drive which is the true point of beginning; thence continue South 89 degrees 38'14" East 74.13 feet; thence South 89 degrees 24'15" West 74.12 feet to a point on the East line of Riverside Drive; thence North 0 degrees 40'15" West along the East line of Riverside Drive 1.24 Feet to the true point of beginning;

Also except the West 10 feet as conveyed to the City of Mount Vernon by deed recorded August 15, 1985 under Auditor's File No. 8508150012.

PARCEL "D":

That portion of the West 300.00 feet (as measured perpendicular to the West line) of Tract 1, "Plat of Mount Vernon Acreage, Skagit County, Wash.", as per plat recorded in Volume 3 Plats, Page 102, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northwest corner of said Tract 1; thence South 89 degrees 38'14" East along the North line of said Tract 1, also being the South line of the Northwest ¼ of the Northwest ¼ of Section 17, Township 34 North, Range 4 East, W.M., for a distance of 300.05 feet, more or less, to the East line of said West 300.00 feet of Tract 1; thence South 0 degrees 40'15" East along said East line 20.74 feet, more or less, to a point 134.52 feet South (as measured perpendicular to the North line) of the North line of that certain parcel described on Real Estate Contract to Max W. Dale and Pauline Dale, husband and wife, recorded under Skagit County Auditor's File No. 661495; thence South 89 degrees 24'15" West parallel with said North line for a distance of 300 feet, more or less, to the West line of said Tract 1 at a point bearing South 0 degrees 40'15" East from the point of beginning; thence North 0 degrees 40'15" West along said West line 25.76 feet to the point beginning.

Except the West 10 feet as conveyed to the City of Mount Vernon by deed recorded August 15, 1985, under Auditor's File No. 8508150012;

Subject to and together with a right-of-way for road purposes over the West 25 feet of the South 70.5 feet of said Tract 1 and over the West 25 feet of Tract 2 of said plat;

Also subject to and together with an easement for road purposes over the North 30 feet of the South 70.5 feet of the West 400 feet of said Tract 1.

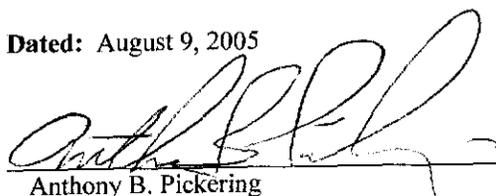
And also subject to and together with an 89.5 foot wide parking and unobstructed view easement to the restaurant building "Max Dale's" as it now exists, over and across those portions of the Northwest ¼ of the Northwest ¼ of Section 17, Township 34 North, Range 4 East, W.M. and of Tract 1, "Plat of Mount Vernon Acreage, Skagit County, Wash.," as per plat recorded in Volume 3 of Plats, Page 102, records of Skagit County, Washington, described as follows:

Commencing at the Southwest corner of said Northwest ¼ of the Northwest ¼; thence South 89 degrees 38'14" East along said South line for a distance of 30.00 feet to the East margin of State Highway No. 1-A, also known as Riverside Drive, and also being the Northwest corner of said Tract 1, "Plat of Mount Vernon Acreage, Skagit County, Wash.," and also being the true point of beginning; thence South 0 degrees 40'15" East along the West line of said Tract 1 for a distance of 89.45 feet to the North line of the South 40.50 feet of said Tract 1; thence North 89 degrees 19'45" East along said North line for a distance of 300.00 feet, more or less, to the East line of the West 300.00 feet (as measured perpendicular to the West line of said Tract 1); thence North 0 degrees 40'15" West along said East line, or East line extended, for a distance of 89.50 feet; thence South 89 degrees 19'45" West for a distance of 300.00 feet, more or less, to said East margin of State Highway No. 1-A, also known as Riverside Drive, at a point bearing North 0 degrees 40'15" West from the true point of beginning; thence South 0 degrees 40'15" East along said East line 0.05 feet, more or less, to the true point of beginning.

Parcel "E":

A non-exclusive easement for ingress, egress and utilities over and across the South 60 feet of the West 300.05 feet of Parcel "A" of those properties conveyed to Anthony B. Pickering by Deed recorded February 20, 2003 as Auditor's File No. 200302200147, as reserved in Paragraph 4 of Exhibit "B" of said Auditor's File No. 200302200147. (See Note #7)

Dated: August 9, 2005


Anthony B. Pickering



State of WA }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Anthony B Pickering, 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: 8-17-05

Katie Hickok



Notary Public in and for the State of WA
Residing at Mt Vernon
My appointment expires: 8-17-07

