

When Recorded Please Return To:
LAWRENCE A. PIRKLE
321 West Washington, Suite 300
Mount Vernon, WA 98273



200612270020
Skagit County Auditor

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This space for Recorder's use only

QUIT CLAIM DEED


THE GRANTOR, WILLIAM W. WOODING, a single man, for and in consideration of transfer to wholly owned Limited Liability Company, pursuant to Internal Revenue Code 721 (mere change in form of ownership), conveys and quit claims to **GRANTEE, MIDDLE 90, LLC**, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel No: P107940 3973-000-099-0300

ABBREVIATED LEGAL DESCRIPTION: RANCHO SAN JUAN DEL MAR SUB-DIV 2, ACRES 5, TRACT C, TOGETHER WITH THE SOUTH 65 FEET OF TRACT B, EXCEPT THAT PORTION OF TRACT C DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT C; THENCE NORTH 0-14-05 EAST ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 345 FEET; THENCE SOUTH 87-50-36 WEST A DISTANCE OF 262.26 FEET; THENCE SOUTH 31-30-57 WEST, A DISTANCE OF 393.68 FEET TO A POINT ON THE INTERSECTION ON THE EASTERLY MARGIN OF COUNTY ROAD AS SHOWN ON SAID PLAT AND THE NORTH LINE OF SAID LOT 4; THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 467.23 FEET TO THE POINT OF BEGINNING.

More fully described on Schedule "A" and incorporated herein by this reference.

Dated 1 day of December, 2006


William W. Wooding

⁶⁴⁹⁵
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 27 2006

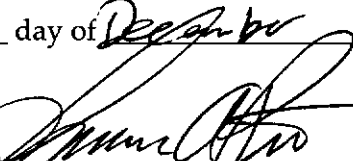
Amount Paid \$⁰
Skagit Co. Treasurer
By *Sp* Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me WILLIAM W. WOODING to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1 day of December 2006




LAWRENCE A. PIRKLE
Notary Public in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/07

Schedule "A"

P107940 3973-000-099-0300

BOUNDARY LINE ADJUSTMENT PARCEL NO.1:

That portion of Lot 4, Rancho San Juan del Mar Subdivision No. 2, as recorded in Volume 5 of Plats, at page 30, records of Skagit County, Washington, lying East of the County Road.

TOGETHER WITH Lots 2 and 3, Rancho San Juan del Mar Subdivision No. 2, as recorded in Volume 5 of Plats, at page 30, records of Skagit County, Washington. **EXCEPT THE** South 60 feet of said Lot 2.

ALSO TOGETHER WITH that portion of Tract C, Plat of Rancho San Juan del Mar Subdivision No. 2, as recorded in Volume 5 of Plats, at page 30, records of Skagit County, Washington, and is described as follows:

BEGINNING at the Southeast corner of said Tract C; thence North 0° 14' 05" East, along the East line of said Tract C, a distance of 345.00 feet; thence South 87° 50' 36" West, a distance of 262.26 feet; thence South 31° 38' 57" West, a distance of 393.68 feet to a point on the intersection on the Easterly margin of county road as shown on said plat and the North line of said Lot 4; thence East, along the North line of said Lot 4, a distance of 467.23 feet to the **POINT OF BEGINNING**.

SUBJECT TO easements, restrictions or conditions expressed or implied.

BOUNDARY LINE ADJUSTMENT PARCEL NO. 2

Tract C, Plat of Rancho San Juan del Mar Subdivision No. 2, as recorded in Volume 5 of Plats, at page 30, records of Skagit County, Washington.



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TOGETHER WITH the South 65.00 feet of Tract B, Plat of Rancho San Juan del Mar Subdivision No.2, as recorded in Volume 5 of Plats, at page 30, records of Skagit County, Washington.

EXCEPT THAT portion of Tract C, Plat of Rancho San Juan del Mar Subdivision No. 2, as recorded in Volume 5 of Plats, at page 30, records of Skagit County, Washington, and is described as follows:

BEGINNING at the Southeast corner of said Tract C; thence North 0° 14' 05" East, along the East line of said Tract C, a distance of 345.00 feet ; thence South 87° 50' 36" West, a distance of 262.26 feet; thence South 31° 38' 57" West, a distance of 393.68 feet to a point on the intersection on the Easterly margin of county road as shown on said plat and the North line of said Lot 4; thence East, along the North line of said Lot 4, a distance of 467.23 feet to the **POINT OF BEGINNING**.

SUBJECT TO easements, restrictions or conditions expressed or implied.



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Ingress, Egress and Utility Easement for the US Bank-McCorkle Trust Lands

A 60.00 feet easement for ingress, egress and utilities, over, under, across and through that portion of Tract B and Tract C as shown on the Plat of Rancho San Juan Del Mar Subdivision No. 2, as recorded in Volume 5 of Plats, Pages 80, records of Skagit County Washington, and also that portion of the Northeast Quarter of the Southwest Quarter of Section 2, Township 34 North, Range 1 East, W.M., and said easement lies 30.00 feet on each side of the following described center line;

Commencing at the Southeast corner of said Tract B; thence North $0^{\circ} 14' 05''$ East, along the East line thereof, a distance of 44.62 feet; thence Southeasterly, along a curve to the right, which center of said curve bears South $33^{\circ} 40' 04''$ West, having a radius of 115.00 feet, an arc distance of 83.10 feet; thence South $14^{\circ} 55' 42''$ East, a distance of 72.36 feet to a Point hereinafter referred to as Point "A" and the TRUE POINT OF BEGINNING OF THIS DESCRIBED CENTER LINE; thence North $14^{\circ} 55' 42''$ West, a distance of 72.36 feet; thence, Northwesterly, along a curve to the left, which center of said curve bears South $75^{\circ} 04' 18''$ West, having a radius of 115.00 feet, an arc distance of 156.72 feet; thence South $86^{\circ} 59' 19''$ West, a distance of 135.38 feet; thence Northwesterly, along a curve to the right, which center of said curve bears North $3^{\circ} 00' 41''$ West, having a radius of 115.00 feet, an arc distance of 131.51 feet; thence North $27^{\circ} 29' 31''$ West, a distance of 12.35 feet; thence Northerly, along a curve to the right, having a radius of 115.00 feet, an arc distance of 42.27 feet; thence North $6^{\circ} 25' 46''$ West, a distance of 124.24 feet; thence Northerly, along a curve to the left, having a radius of 80.00 feet, an arc distance of 71.78 feet to the Easterly margin of a 60.00 feet right of way of the county road known as Marine Drive and the TERMINUS OF THIS DESCRIBED CENTER LINE.

TOGETHER WITH a 50.00 feet radius circle, which the center of said circle is located at the aforementioned Point "A".

ALSO TOGETHER WITH a 30.00 feet easement for ingress, egress and utilities, over, under, across and through that portion of the aforementioned subdivision and lying 15.00 feet on each side of the following described line; Beginning at the aforementioned Point "A"; thence South $79^{\circ} 42' 23''$ West, a distance of 67.70 feet to the East line of the aforementioned Tract C and the terminus of this line.



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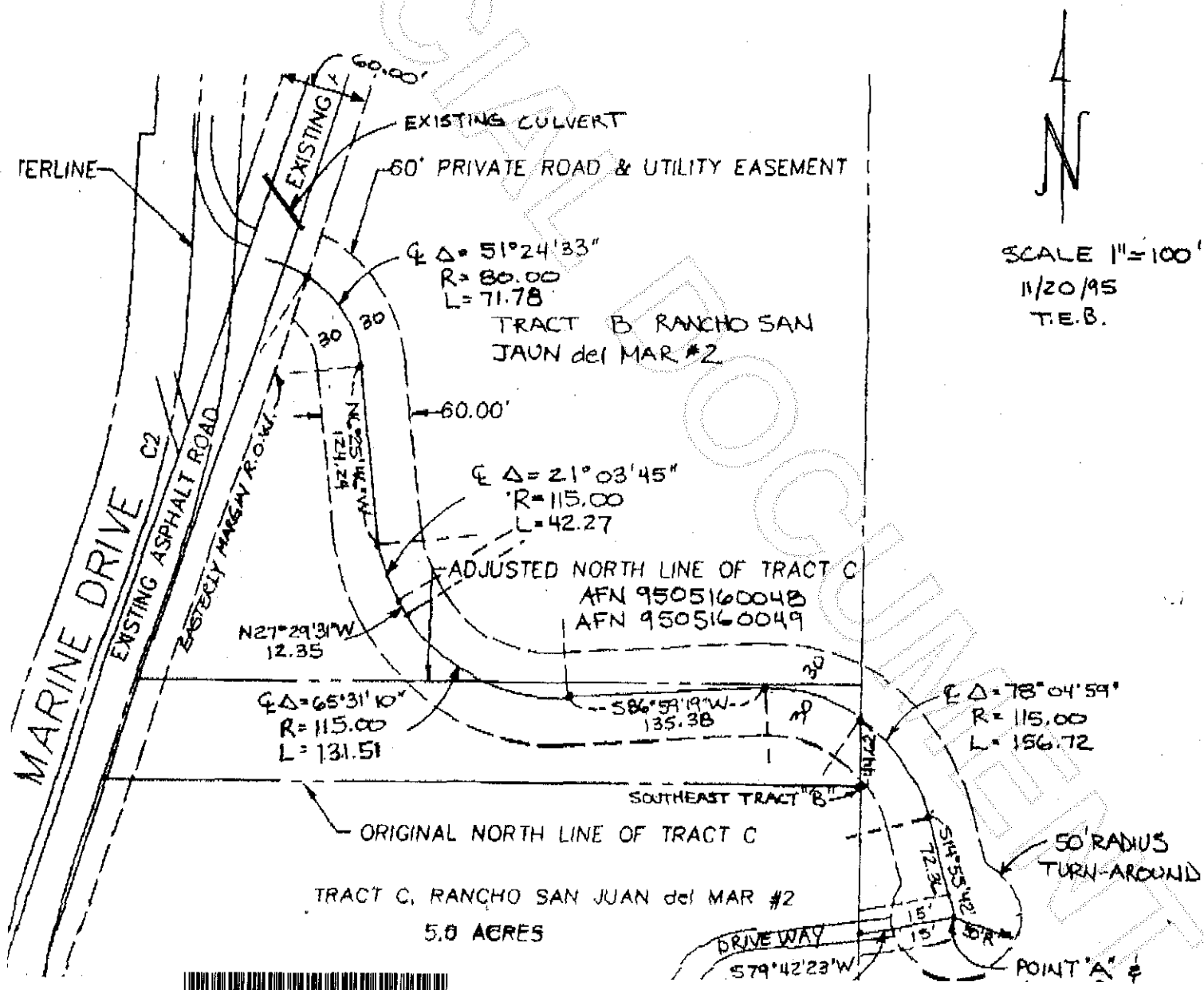
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ROAD EASEMENT



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 SCALE 1" = 100'
 11/20/95
 T.E.B.



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