

When Recorded Please Return To:
LAWRENCE A. PIRKLE
321 West Washington, Suite 300
Mount Vernon, WA 98273
(360) 336-6587



200801020096

Skagit County Auditor

1/2/2008 Page

1 of

7 12:38PM

This space for Recorder's use only

QUIT CLAIM DEED

THE GRANTOR, RONALD E. KESSELRING, a single person and as Personal Representative of the Estate of FRANCES H. KESSELRING, under Skagit County Cause No. 03-4-00324-7, for and in consideration of distribution of estate, conveys and quit claims to **GRANTEE**, RONALD E. KESSELRING, Trustee of the FRANCES H. KESSELRING CREDIT TRUST, dated September 5, 2003, 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: P35886 350406-3-002-0001 P35887 350406-3-003-0000

P35923 350407-2-001-0003 P35925 350407-2-003-0001

P35926 350407-3-001-0001 P35927 350407-3-002-0000

P35934 350407-4-002-0008

P35936 350407-4-004-0006 P35937 350407-4-005-0005

P35939 350407-4-007-0003 P36842 350418-0-008-0007

P36854 350418-1-005-0008 P36858 350418-2-001-0000

Section 6, Township 35, Range 4, Ptn. East 1/2 – SW 1/4; and
Section 7, Township 35, Range 4, Ptn. NW 1/4; Gov. Lot 2; SW 1/4 and SE 1/4; and
Section 18, Township 35, Range 4; Ptn. NW 1/4 – NE 1/4; NE 1/4 – NW 1/4; and SE 1/4
– NW 1/4

Abbreviated legal description more fully described on Exhibit "A" and incorporated herein by this reference.

SUBJECT TO: Covenants conditions, restrictions and easements, if any, as per Exhibit "B" attached hereto and made a part hereof.

Dated 10th day of December, 2007.

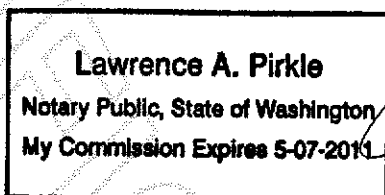
RONALD E. KESSELRING,
Personal Representative of the
Estate of FRANCES H. KESSELRING

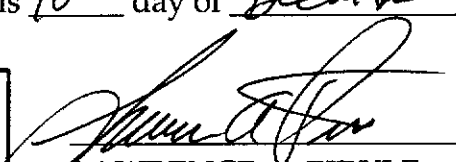
RONALD E. KESSELRING,
Individually

State of Washington)
)ss.
County of Skagit)

I certify that I know or have satisfactory evidence that RONALD E. KESSELRING is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 10th day of December, 2007.

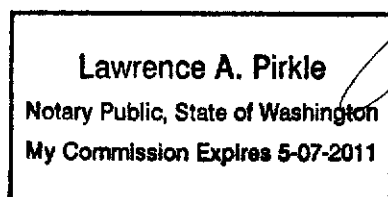




LAWRENCE A. PIRKLE
Notary Public in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/11

State of Washington)
)ss.
County of Skagit)

I certify that I know or have satisfactory evidence that RONALD E. KESSELRING is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of FRANCES H. KESSELRING to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 10th day of December, 2007.




LAWRENCE A. PIRKLE
Notary Public in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/11

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#7
JAN 02 2008

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



200801020096
Skagit County Auditor

EXHIBIT A

PARCEL "A":

That portion of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 6, Township 35 North, Range 4 East, W.M., lying Easterly of the Easterly line of Primary State Highway No. 1, as condemned in Skagit County Superior Court Cause No. 26636, records of Skagit County, Washington; EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at the Northwest corner of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$; thence South along the West line of said East $\frac{1}{2}$ of said Southwest $\frac{1}{4}$ to a point due West of the South edge of the gulch; thence East to the South edge of said gulch; thence Easterly along the South edge of said gulch to the center of the intersecting gulch; thence Easterly along the center of said intersecting gulch to the East line of said East $\frac{1}{2}$ of said Southwest $\frac{1}{4}$; thence North to the Northeast corner of said East $\frac{1}{2}$ of said Southwest $\frac{1}{4}$; thence West to the point of beginning.

PARCEL "B":

That portion of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., lying Easterly of the East line of Primary State Highway No. 1, as condemned in Skagit County Superior Court Cause No. 26636, records of Skagit County, Washington; EXCEPT that portion thereof lying Easterly of the following described line:

Beginning at a point on the South line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 7, that is 950 feet East of the Southwest corner thereof; thence Northeasterly in a straight line to the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the terminus of said line.

PARCEL "C":

The Southwest $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., EXCEPT that portion thereof lying Westerly of the Easterly line of Primary State Highway No. 1, as condemned in Skagit County Superior Court Cause No. 26636, records of Skagit County, Washington.

continued



200801020096
Skagit County Auditor

PARCEL "D":

Those portions of Government Lot 2 and of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section; thence South $86^{\circ}20'00''$ East, along the North line of said subdivision 980 feet; thence South $19^{\circ}07'47''$ West 1352.4 feet, more or less, to a point on the South line of said subdivision South $86^{\circ}39'00''$ East 550 feet from the Southwest corner thereof; thence North $86^{\circ}39'00''$ West 550 feet to said Southwest corner; thence West along the South line of said Government Lot 2, to intersect that right-of-way line drawn parallel with and 150 feet Easterly, when measured at right angles, from the LE Line Survey of State Highway Route No. 5 (PSH No. 1), Chuckanut Drive to Alger, according to the plan thereof of record and on file in the office of the Secretary of Transportation at Olympia, Washington, bearing date of approval April 1, 1958; thence Northerly along said right-of-way line, to the North line of said Government Lot; thence East to the point of beginning.

PARCEL "E":

That portion of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., lying Westerly of the West line of State Road No. 1 (Old 99), as conveyed to the State of Washington by deed recorded July 14, 1932 under Auditor's File No. 251654, in Volume 161 of Deeds, page 227, records of Skagit County, Washington.

PARCEL "F":

The North 30 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the 100 foot wide right-of-way for State Road No. 1, as conveyed to the State of Washington by deed recorded July 14, 1932 under Auditor's File No. 251654, in Volume 161 of Deeds, page 227, records of Skagit County, Washington; AND ALSO EXCEPT that portion thereof lying within the boundaries of that certain 60 foot wide county road known as the Butler Hill Road No. 6111 (formerly the C.W. Greene Road No. 126).

PARCEL "G":

The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the boundaries of the 100 foot wide State Road No. 1, as conveyed to the State of Washington by deed recorded February 15, 1934, in Volume 163 of Deeds, pages 634 and 635, records of Skagit County, Washington.

PARCEL "H":

The Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the boundaries of State Road No. 1 (now known as the Burlington-Alger Road), as condemned in Skagit County Superior Court Cause Nos. 14548 and 14930, and as conveyed to the State of Washington by deed recorded July 14, 1932 under Auditor's File No. 251669, in Volume 161 of Deeds, page 227, records of Skagit County, Washington, AND ALSO EXCEPT the right-of-way of Drainage District No. 14, as condemned in Skagit County Superior Court Cause No. 3604, records of Skagit County, Washington.



200801020096
Skagit County Auditor

PARCEL "T":

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 35 North, Range 4 East, W.M., lying Easterly of the East line of Primary State Highway No. 1, as condemned in Skagit County Superior Court Cause Nos. 26636 and 26703; EXCEPT the right-of-way of Drainage District No. 14, as condemned in Skagit County Superior Court Cause No. 3604, records of Skagit County, Washington.

PARCEL "J":

That portion of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 35 North, Range 4 East, W.M., lying Westerly of the Samish River and lying Easterly of the Easterly line of Primary State Highway No. 1, as condemned in Skagit County Superior Court Cause No. 26636; EXCEPT any portion thereof lying within the boundaries of the South 660 feet of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$.



200801020096

Skagit County Auditor

1/2/2008 Page

5 of

7 12:38PM

EXHIBIT "B"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gary D. Dickman and Jeannie M. Dickman, husband and wife
Dated: September 22, 1987
Recorded: September 29, 1987
Auditor's No.: 8709290013
Purpose: Ingress and egress
Area Affected: Portions of Parcels "H", "I" and "J"

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Bell Telephone Company
Dated: March 24, 1987
Recorded: April 24, 1987
Auditor's No.: 8704240031
Purpose: Underground communication lines
Area Affected: A 10 foot wide portion of Parcels "E", "F", "G" and "H"

C. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Samish River

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Dated: September 26, 1989
Recorded: October 11, 1989
Auditor's No.: 8910110067
Purpose: Easement for the purpose of cutting selected trees in the State Patrol's antenna microwave signal path together with the right of ingress and egress to and from, and to place personnel, machinery and equipment on said lands to accomplish said purpose, and the right to keep/maintain said path clear of any permanent or temporary improvements or trees which may be of such a height that they would block the line of sight of said microwave signal
Area Affected: A 50 foot wide strip of land



200801020096
Skagit County Auditor

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Miles Sand and Gravel, Inc.
Dated: June 6, 2003
Recorded: February 9, 2004
Auditor's No.: 200402090004
Purpose: 200 foot non-exclusive easement for ingress, egress,
roadway and utilities
Area Affected: Portion Parcels "H" - "J"

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200306060002.

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Concrete Nor' West
Recorded: April 22, 2003
Auditor's No.: 200304220008
Regarding: Order on Special Use Permit SU 99 0132, Shoreline
Substantial Development SL 99 0130, Critical Areas
Variance CV 99 0313
Affects: Parcels "H" - "J"

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Concrete Nor' West
Recorded: May 20, 2003
Auditor's No.: 200305200114
Regarding: Order on Additional Requests for Reconsideration
Affects: Parcels "H" - "J"

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200211260104
Document Title: Notice of Moratorium on Non-Forestry Use of Land
Affects: Parcels "A" - "D"

Auditor's File No.: 200510120150
Document Title: Title Notification
Regarding: Development Activities On or Adjacent to Designated
Natural Resource Ls
Affects: Parcels "I" and "J"



200801020096
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