



200805020003

Skagit County Auditor

5/2/2008 Page 1 of 3 8:56AM

AFTER RECORDING RETURN TO:

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

QUIT CLAIM DEED

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

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

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 Grantor, **SUPERIOR CYCLE L.L.C., a Washington Limited Liability Company** for no monetary consideration and in order to distribute real property to its members in the same pro-rata shares as they own in the company, does hereby grant, bargain, convey, and quit claim ninety percent (90%) of the company's interest in the following described real property to **DAVID P. GEERTS, as his separate property**, and ten percent (10%) of the company's interest in the real property to **MICHAEL P. GEERTS, as his separate property**, said property being located in Skagit County, Washington, including any after acquired title of the Grantor therein, 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.

PARCEL "B":

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
1350
MAY 01 2008
Amount Paid \$
Skagit Co. Treasurer
Deputy

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" and PARCEL "D":

A non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 50 feet in width lying adjacent to and Southerly, Westerly and Southerly of the North line of Lot B, Short Plat No. PL-03-0078, approved November 22, 2004 and recorded November 29, 2004 under Auditor's File No. 200411290178, records of Skagit County, Washington, being a portion of Government Lots 4 and 5, Section 7, Township 35 North, Range 11 East, W.M., said easement terminating at the West line of said Lot B.

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.

DATED this 24th day of April, 2008.

GRANTOR:

Michael P. Geerts
MICHAEL P. GEERTS



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Skagit County Auditor

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, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Manager of SUPERIOR CYCLE L.L.C., a Washington limited liability company, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

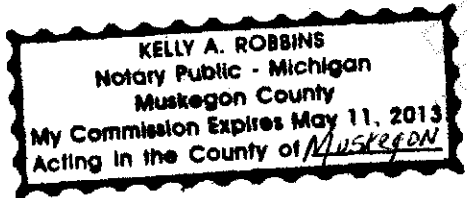
Dated this 24th day of April, 2008.

Kelly A. Robbins
(Signature of Notary)

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

Notary public in and for the state of, Michigan
residing at Muskegon County

My appointment expires 5-11-2013



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