

WHEN RECORDED RETURN TO:

BARBARA BRADSHAW  
30205 33<sup>RD</sup> AVENUE SW  
FEDERAL WAY WA 98023



200812090087  
Skagit County Auditor

12/9/2008 Page 1 of 6 3:57PM

## Chicago Title Insurance Company

425 Commercial Street – Mount Vernon, Washington 98273

IC46774

DOCUMENT TITLE(s)

1. QUIT CLAIM DEED
- 2.
- 3.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

Additional numbers on page \_\_\_\_\_ of the document

GRANTOR(s):

1. BARBARA BRADSHAW
2. RONALD DAVID HARKNESS
- 3.

Additional names on page \_\_\_\_\_ of the document

GRANTEE(s):

1. VALLEY VIEW III, LLC
- 2.
- 3.

Additional names on page \_\_\_\_\_ of the document

ABBREVIATED LEGAL DESCRIPTION:

**PTN. LOT 2, SURVEY AF#9305180067 IN 13-35-4**

Complete legal description is on page 3 of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

**9000-999-000-0000/P105620**

(sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature \_\_\_\_\_

This cover sheet is for the County Recorder's indexing purposes only.  
The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

AFTER RECORDING MAIL TO:

Name Valley View III, LLC

Address 30205 33rd Ave. SW

City, State, Zip Federal Way, WA 98023

Filed for Record at Request of:  
Fidelity National Title Escrow No. 20080013815

**QUIT CLAIM DEED**

THE GRANTOR(S) BARBARA BRADSHAW as to an undivided 1/4 interest \*\*

for and in consideration of -0-

conveys and quit claims to VALLEY VIEW III, 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(s) therein:

SEE LEGAL DESCRIPTION ATTACHED HERETO

\*\*AND RONALD DAVID HARKNESS, AS HER SPOUSE

3962

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 09 2008

Amount Paid \$ 2  
Skagit Co. Treasurer  
By MF Deputy

Assessor's Property Tax Parcel/Account Number: 9000-999-000-0000 - P105620

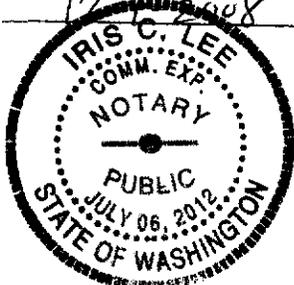
Dated: December 2, 2008

x Barbara Bradshaw x Ronald D Harkness  
Barbara Bradshaw Ronald David Harkness

STATE OF Washington  
COUNTY OF King

I certify that I know or have satisfactory evidence that Ronald David Harkness / Barbara Bradshaw  
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and  
acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-02-2008



Notary Public in and for the state of Washington  
My appointment expires: 07-06-2012



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**EXHIBIT "A"**

That portion of Lot 2 of Survey filed May 18, 1993 in Volume 14 of Surveys, page 91, under Auditor's File No. 9305180067, records of Skagit County, Washington and being more particularly described as that portion of the following described Parcels A, B, C, D and E lying Northerly of the following described Line 1 and Westerly of the following described Line 2:

**Line 1:**

Beginning at the South Quarter corner of Section 13, Township 35 North, Range 4 East of the Willamette Meridian;

Thence South 86°48'05" East, 663.03 feet along the South line of said section to the intersection of the West line of the East 15 feet of the West Half of the West Half of the Southeast Quarter of said Section 13;

Thence North 01°36'05" West, 898.97 feet along said West line to the true point of beginning of herein described line:

Thence South 68°47'42" West, 82.82 feet;

Thence South 68°22'00" West, 92.11 feet;

Thence South 42°22'57" West, 86.38 feet;

Thence South 31°53'43" West, 132.61 feet;

Thence South 62°30'11" West, 78.52 feet;

Thence South 69°39'19" West, 105.95 feet;

Thence South 66°34'56" West, 77.29 feet;

Thence South 75°26'13" West, 87.32 feet;

Thence South 79°27'16" West, 83.74 feet;

Thence South 78°05'16" West, 67.94 feet;

Thence South 44°17'08" West, 57.52 feet to a line 100 feet, as measured at right angles, from the centerline of the Northern Pacific Railway Company's main track as referred to in the Deed, recorded February 10, 1967, under Auditor's File No. 694612, records of Skagit County, Washington, and the terminus of herein described centerline.

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**EXHIBIT 'A' continued:**

**LINE 2:**

Beginning at the South quarter corner of Section 13, Township 35 North, Range 4 East of the Willamette Meridian;  
Thence South 86°48'05" East, 663.03 feet along the South line of said section to the intersection of the West line of the East 15 feet of the West Half of the West Half of the Southeast Quarter of said Section 13;  
Thence North 1°36'05" West, 898.97 feet along said West line;  
Thence South 68°47'42" West 82.82 feet;  
Thence South 68°22'00" West, 92.11 feet;  
Thence South 42°22'57" West, 86.38 feet;  
Thence South 31°53'43" West, 26.40 feet to the true point of beginning of this line description;  
Thence North 30°30'15" West, 235.63 feet;  
Thence North 01°36'05" West, 622.02 feet to a point of curvature;  
Thence Northwesterly along the arc of a curve to the left having a radius of 61.50 feet, through a central angle of 38°52'11" and an arc length of 41.72 feet to a point of reverse curvature;  
Thence Northerly and Northeasterly along the arc of a curve to the right having a radius of 25.00 feet through a central angle of 84°46'06" and an arc length of 36.98 feet to a point of compound curvature;  
Thence Northeasterly along the arc of a curve to the right having a radius of 58.56 feet through a central angle of 00°50'32" and an arc length of 0.86 feet;  
Thence North 01°36'05" West to the South line of that portion conveyed to the City of Sedro-Woolley by deed recorded March 19, 1991, under Auditor's File No. 9103190038, records of Skagit County, Washington and the terminus of this described line.

**PARCEL A:**

That portion of the West Half of the West Half of the Southeast Quarter of Section 13, Township 35 North, Range 4 East of the Willamette Meridian, lying Southeasterly of that certain 100 foot strip of land conveyed to Seattle Lake Shore and Eastern Railway by Deed dated April 24, 1890, and recorded May 12, 1890, in Volume 9 of Deeds, page 756;

EXCEPT the East 15 feet thereof for County road.

Situated in Skagit County, Washington

**PARCEL B:**

That portion of the East Half of the East Half of the Southwest Quarter of Section 13, Township 35 North, Range 4 East of the Willamette Meridian, lying Easterly of the Easterly line of that certain 25 foot strip of land conveyed to the Northern Pacific Railway Company by Deed dated May 27, 1913 and recorded June 3, 1913, under Auditor's File No. 96920, in Volume 92 of Deeds, page 192.

Situated in Skagit County, Washington

continued.....



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**EXHIBIT 'A' continued:**

**PARCEL C:**

That portion of that certain 100 foot strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company by Deed dated April 24, 1890 and recorded May 12, 1890, in Volume 9 of Deeds, page 756, lying within the boundaries of the West Half of the West Half of the Southeast Quarter of Section 13, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion, if any, lying within the right of way of the as built and existing County road commonly known as the Sam Sapp Road;

AND EXCEPT mineral rights as reserved by the Northern Pacific Railway Company by deed recorded under Auditor's File No. 69412, records of Skagit County, Washington.

Situated in Skagit County, Washington

**PARCEL D:**

That portion of that certain 100 foot strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company by deed dated January 2, 1890 and recorded January 20, 1890, in Volume 10 of Deeds, page 28, lying within the boundaries of the East Half of the East Half of the Southwest Quarter of Section 13, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion thereof lying within a 100 feet, as measured at right angles, from the centerline of Northern Pacific Railway Company main tract as referred to in deed recorded February 10, 1967, under Auditor's File No. 694612, records of Skagit County, Washington;

AND EXCEPT that portion, if any, lying within the right of way of the as built and existing County road commonly known as the Sam Sapp Road;

AND ALSO EXCEPT mineral rights as reserved by the Northern Pacific Railway Company by deed recorded under Auditor's File No. 69412, records of Skagit County, Washington.

Situated in Skagit County, Washington

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**EXHIBIT 'A' continued:**

**PARCEL E:**

That certain 25 foot strip of land in the East Half of the East Half of the Southwest Quarter of Section 13, Township 35 North, Range 4 East of the Willamette Meridian, as conveyed to the Northern Pacific Railway Company by deed dated May 27, 1913 and recorded June 3, 1913, under Auditor's File No. 96920, records of Skagit County, Washington, in Volume 92 of Deeds, page 192;

EXCEPT that portion thereof lying within 100 feet, measured at right angles, from the centerline of Northern Pacific Railway Company main tract as referred to in deed recorded February 10, 1967, under Auditor's File No. 694612, records of Skagit County, Washington;

AND EXCEPT that portion, if any, lying within the right of way of the as built and existing county road commonly known as the Sam Sapp Road;

AND ALSO EXCEPT mineral rights as reserved by the Northern Pacific Railway Company by deed recorded under Auditor's File No. 69412, records of Skagit County, Washington.

EXCEPTING from Parcels A through E, inclusive those portions conveyed to the City of Sedro-Woolley by deed recorded March 19, 1991, under Auditor's File No. 9103190038, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as conveyed by instrument recorded June 23, 1997, under Auditor's File No. 9706230093, records of Skagit County, Washington.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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Skagit County Auditor