



200901220052  
Skagit County Auditor

1/22/2009 Page 1 of 4 11:40AM

**RETURN ADDRESS:**

Philip M. Roberts, Esq.  
Ryan, Swanson & Cleveland, PLLC  
1201 Third Avenue, Suite 3400  
Seattle, WA 98101-3034

CHICAGO TITLE CO.  
IC 38454

---

**QUIT CLAIM DEED**

GRANTOR: TWIN BRIDGES MARINA, LLC  
GRANTEE: TWIN BRIDGES MARINE BASIN, LLC  
ABBREVIATED LEGAL DESCRIPTION: LOT 3, BINDING SITE PLAN NO. PL-06-0878, RECORDING #200803130084 (SEE PAGE 3 FOR FULL LEGAL DESCRIPTION)  
ASSESSOR'S TAX PARCEL NO.: P127532

---

THE GRANTOR, TWIN BRIDGES MARINA, LLC, a Washington limited liability company, for and in consideration of a mere change in identity or form and no change in beneficial ownership (Grantor and Grantee have the same owners and proportionate ownership interests), conveys and quit claims to TWIN BRIDGES MARINE BASIN, 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:

See Exhibit A attached hereto and incorporated herein by this reference.

Dated this 13 day of January, 2009.

TWIN BRIDGES MARINA, LLC,  
a Washington limited liability company

171  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 22 2009

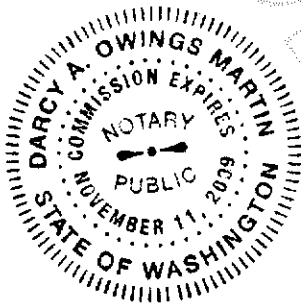
By William J. Youngsman  
William J. Youngsman, Managing Member

545572.01  
Amount Paid \$ 0  
By Cham Skagit Co. Treasurer  
Deputy

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skanit )

I certify that I know or have satisfactory evidence that WILLIAM J. YOUNGSMAN is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of TWIN BRIDGES MARINA, LLC, to be the free and voluntary act and deed of said limited liability company, for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this 13<sup>th</sup> day of January, 2009.



(Signature of Notary)

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State  
of Washington

My Appointment Expires: 11-11-09



**EXHIBIT A**

**LEGAL DESCRIPTION**

**LOT 3 - TIDAL WATERS / MARINA:**

THAT PORTION OF SECTIONS 2 AND 11, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY OF THE BURLINGTON NORTHERN & SANTA FE RAILWAY RIGHT OF WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 89°33'07" WEST, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 1061.81 FEET, MORE OR LESS, TO THE MEANDER CORNER ON SAID NORTH SECTION LINE BETWEEN SECTIONS 2 AND 11, AS SHOWN ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9002150019; THENCE NORTH 11°54'14" WEST A DISTANCE OF 242.07 FEET TO A POINT ON THE SOUTHERLY MARGIN OF SAID BURLINGTON NORTHERN & SANTA FE RAILWAY RIGHT OF WAY; THENCE SOUTH 57°11'09" EAST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 1123.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 32°48'51" WEST A DISTANCE OF 63.81 FEET; THENCE NORTH 57°11'09" WEST A DISTANCE OF 39.83 FEET, THENCE SOUTH 32°48'51" WEST A DISTANCE OF 50.81 FEET, THENCE SOUTH 57°11'09" EAST A DISTANCE OF 39.83 FEET; THENCE SOUTH 32°48'51" WEST A DISTANCE OF 60.21 FEET; THENCE SOUTH 16°24'51" WEST A DISTANCE OF 28.55 FEET; THENCE NORTH 53°51'48" WEST A DISTANCE OF 179.18 FEET; THENCE NORTH 58°32'05" WEST A DISTANCE OF 316.26 FEET; THENCE NORTH 60°15'52" WEST A DISTANCE OF 110.19 FEET; THENCE NORTH 63°03'43" WEST A DISTANCE OF 100.36 FEET; THENCE NORTH 69°26'59" WEST A DISTANCE OF 106.87 FEET; THENCE NORTH 69°59'10" WEST A DISTANCE OF 33.99 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 1 OF COURT DECREE OF THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SKAGIT, COURT DECREE NO. 97-2-00692-1, FILED JUNE 24, 2003, IN SKAGIT COUNTY, WASHINGTON; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF SAID PARCEL 1 ON THE FOLLOWING COURSES, NORTH 25°15'09" WEST A DISTANCE OF 10.73 FEET, NORTH 15°16'16" WEST A DISTANCE OF 22.55 FEET, SOUTH



72°08'59" WEST A DISTANCE OF 13.08 FEET, SOUTH 30°39'58" EAST A DISTANCE OF 18.40 FEET, SOUTH 01°00'43" WEST A DISTANCE OF 29.88 FEET; THENCE NORTH 23°32'35" WEST A DISTANCE OF 30.34 FEET; THENCE NORTH 20°36'17" WEST DISTANCE OF 124.83 FEET; THENCE NORTH 21°13'53" WEST A DISTANCE OF 99.56 FEET; THENCE NORTH 01°32'34" WEST A DISTANCE OF 144.19 FEET TO A POINT ON SAID SOUTHERLY MARGIN OF SAID BURLINGTON NORTHERN AND SANTA FE RAILWAY RIGHT OF WAY; THENCE SOUTH 57°11'09" EAST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 1123.87 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 213,427 SQUARE FEET, MORE OR LESS.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

(ALSO BEING KNOWN AS LOT 3 OF BINDING SITE PLAN NO. PL-06-0878, AS RECORDED MARCH 13, 2008, UNDER AUDITOR'S FILE NO. 200803130084, RECORDS OF SKAGIT COUNTY, WASHINGTON.)

SUBJECT TO AND TOGETHER WITH THE EASEMENTS, COVENANTS AND RESTRICTIONS CONTAINED ON THE FACE OF BINDING SITE PLAN NO. PL-06-0878, AS RECORDED MARCH 13, 2008, UNDER AUDITOR'S FILE NO. 200803130084, RECORDS OF SKAGIT COUNTY, WASHINGTON

TOGETHER WITH THE RECIPROCAL EASEMENTS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT DATED JANUARY 15, 2008, AND RECORDED UNDER AUDITOR'S FILE NO. 200803130086, RECORDS OF SKAGIT COUNTY, WASHINGTON.

