



200901220053

Skagit County Auditor

1/22/2009 Page

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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. 1C38454

QUIT CLAIM DEED

GRANTOR:

TWIN BRIDGES MARINA, LLC

GRANTEE:

TWIN BRIDGE MARINE PARK, L.L.C.

ABBREVIATED LEGAL DESCRIPTION:

LOT 2, BINDING SITE PLAN NO. PL-06-0878, RECORDING
#200803130084 (SEE PAGE 3 FOR FULL LEGAL
DESCRIPTION)

ASSESSOR'S TAX PARCEL NO.:

P127531

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 BRIDGE MARINE PARK, L.L.C., 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

172
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 22 2009

Amount Paid \$ 0
By Jum Skagit Co. Treasurer
Deputy

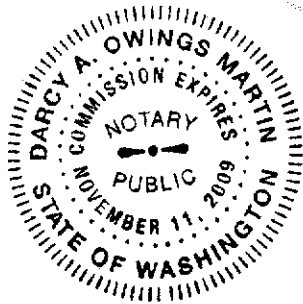
By

William J. Youngsman
William J. Youngsman, Managing Member

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

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 13th day of January, 2009.



Darcy A. Owings Martin
(Signature of Notary)
Darcy A Owings Martin
(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 2 – UNDEVELOPED AREA SOUTH OF MARINA:

THAT PORTION OF SECTION 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; THENCE SOUTH 32°48'51" WEST A DISTANCE OF 174.83 FEET; THENCE SOUTH 16°24'51" WEST A DISTANCE OF 28.55 FEET TO THE TRUE POINT OF BEGINNING; 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, IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF PARCELS 1, 2, 6 AND 7 OF SAID COURT DECREE ON THE FOLLOWING COURSES SOUTH 25°15'09" EAST A DISTANCE OF 147.19 FEET, SOUTH 22°32'30" EAST A DISTANCE OF 131.43 FEET, SOUTH 09°41'54" EAST A DISTANCE OF 144.78 FEET TO A POINT ON THE NORTHERLY MARGIN OF T.B. FISH ROAD NO. 26; THENCE SOUTH 89°11'09" EAST, ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 101.70 FEET TO AN ANGLE POINT OF SAID NORTHERLY MARGIN, THENCE SOUTH 73°35'09" EAST, ALONG SAID NORTHERLY MARGIN, A



DISTANCE OF 6.04 FEET TO A POINT ON THE NORTHERLY MARGIN OF SAID T.B. FISH ROAD NO. 26, AS VACATED BY FINAL ORDER OF VACATION, RECORDED JANUARY 30, 1998, UNDER AUDITOR'S FILE NO. 9801300061, RECORDS OF SAID COUNTY; THENCE SOUTH 16°24'51" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY MARGIN OF SAID VACATED T.B. FISH ROAD NO. 26; THENCE SOUTH 73°35'09" EAST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 472.30 FEET TO A POINT WHICH BEARS SOUTH 16°24'51" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 16°24'51" EAST A DISTANCE OF 178.66 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 183,635 SQUARE FEET, MORE OR LESS.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

(ALSO BEING KNOWN AS LOT 2 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.

