

**AFTER RECORDING MAIL TO:**

Richard Smith  
18154 West Stackpole Road  
Mount Vernon, WA 98273



200904290089

Skagit County Auditor

Filed for Record at Request of  
First American Exchange of Skagit County  
Exchange Number 08-10907

4/29/2009 Page 1 of 2 10:25AM

**QUIT CLAIM DEED**

GUARDIAN NORTHWEST TITLE CO.

Grantor(s): SEAS Holding, LLC, a Washington limited liability company  
Grantee(s): S & B Properties, LLC, a Washington limited liability company  
Assessor's Tax Parcel Number(s): 330431-1-002-0006 (P17554)

95617

THE GRANTOR SEAS Holding, LLC, a Washington limited liability company, for and in consideration of WAC 458-61A-213, completion of an IRS Section 1031 tax deferred exchange, conveys and quit claims to S & B Properties, 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 ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SEC 31 TWP 33 R 4 PTN G LOT 1 & N<sup>2</sup> NE

1195  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated: April 21, 2009

APR 29 2009

SEAS Holding, LLC  
BY: SEAS, Inc., a Washington corporation  
its sole member

Amount Paid: 0  
By Skagit Co. Treasurer: Deputy

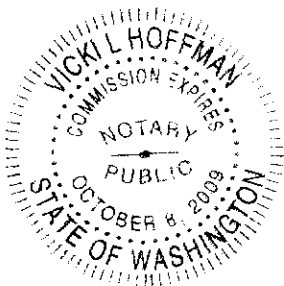
*Diana Berge*

BY: Diana Berge, Vice President

STATE OF WASHINGTON }  
COUNTY OF SKAGIT }

I certify that I know or have satisfactory evidence that Diana Berge is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Vice President of SEAS, Inc., the sole member of SEAS Holding, LLC, to be free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal on April 21, 2009.



<i>Vicki L. Hoffman</i>	
Notary Public in and for the State of Washington	
Residing at:	ANACORTES
My appointment expires:	10-8-09

# EXHIBIT A

## Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

### Parcel "A"

Government Lot 1, Section 31, Township 33 North, Range 4 East, W.M., lying East of the Pacific Highway and North of the North line of County road along the South line of said Government Lot 1, EXCEPT that portion of Government Lot 1 conveyed to Dike District No. 16, recorded October 14, 1929, under Auditor's File No. 227612.

TOGETHER WITH the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 31, Township 33 North, Range 4 East, W.M., EXCEPTING THEREFROM the following described tract:

Beginning at a point 851.5 feet West of Section line between said Sections 31 and 32, and on North line of Geo. Nelson Road; thence North 165 feet; thence East 32 rods; thence South 10 rods; thence West 32 rods to the point of beginning.

ALSO EXCEPTING from all of the above that portion of Government Lot 1, Section 31, Township 33 North, Range 4 East, W.M., and that portion of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 31, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said Section 31, Township 33 North, Range 4 East, W.M., thence North  $88^{\circ}15'45''$  West along the North line of said subdivision, a distance of 1,069.81 feet; thence South  $8^{\circ}52'21''$  West a distance of 658.61 feet; thence South  $47^{\circ}52'36''$  West a distance of 115.10 feet to the true point of beginning; thence continue South  $47^{\circ}52'36''$  West to the North right-of-way line of County road known as the Milltown Road; thence in a Westerly direction along said right-of-way line to the intersection with the Easterly right-of-way of Pacific Highway; thence Northerly along said East right-of-way line to a point which bears North  $88^{\circ}15'45''$  West, from the true point of beginning; thence South  $88^{\circ}15'45''$  East parallel with the North line of the Northeast  $\frac{1}{4}$  of said Section 31 to the true point of beginning.

ALSO EXCEPT that portion conveyed to Dike District No. 16 by deed recorded October 11, 1929, under Auditor's File No. 227599.

ALSO EXCEPT that portion of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  lying within Skagit County Short Card No. 99-0034, approved December 10, 2001 and recorded December 10, 2001, under Auditor's File No. 200112100228, records of Skagit County, Washington.

ALSO EXCEPT that portion of said North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  lying within the County road right-of-way along the South line thereof known variously as the Milltown Road and as the Starbird Road.

ALSO EXCEPT the right-of-way of Drainage District No. 17 along the East line of the Pacific Highway.

ALSO EXCEPT that portion the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , described as follows:

Beginning at the Southwest corner of that certain parcel conveyed to Walter C. Boyd, Jr. on March 7, 1997, under Auditor's File No. 9703120082, records of Skagit County, Washington; thence North along the West boundary of said Boyd parcel, for a distance of 165.00 feet to the Northwest corner of said parcel; thence West on the Westerly extension of the North line of said Boyd parcel, for a distance of 50.00 feet; thence South parallel with said West line for a distance of 165.00 feet to the West extension of the South line of said Boyd parcel; thence East along said South line for a distance of 50.00 feet to the point of beginning.



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