



200905270075

Skagit County Auditor

Filed for the Record at Request of  
Land Title Company of Skagit County  
Escrow Number: 133341-PE

5/27/2009 Page 1 of 5 12:12PM

When Recorded Return to:

Anderson Hunter Law Firm  
ATTN: Thomas R. Collins  
P. O. Box 5397  
Everett, WA 98206

LAND TITLE OF SKAGIT COUNTY  
133341-PE

## QUIT CLAIM DEED

Grantor: Nelson Brothers Properties, LLC, a Washington limited liability company

Grantees: Gerald E. Nelson and Jenny T. Nelson, husband and wife, James N. Nelson, a married man as his separate property and Norman W. Nelson, Jr., a married man as his separate property.

Legal Description: Ptn. of the SW 1/4, of the NW 1/4, NE 1/4 of the SW 1/4, Gov. Lots 5 and 6, Sec. 6, T. 35 N, R 3 E.W.M.

Assessor's Tax Parcel No: 350306-0-006-0004/P33858, 350306-0-008-0002/P33860, 350306-2-001-0005/P33865, and 350306-3-001-0100/P106593

THE GRANTOR, NELSON BROTHERS PROPERTIES, LLC, a Washington limited liability company for and in consideration of the distribution of property to its members in proportion to their membership interest, conveys and quit claims to GERALD E. NELSON and JENNY T. NELSON, husband and wife, as to an undivided 1/3 interest; JAMES N. NELSON, a married man as his separate property, as to an undivided 1/3 interest; and NORMAN W. NELSON, JR., a married man as his separate property, as to an undivided 1/3 interest, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantors therein.

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

DATED this 21 day of April, 2009.

NELSON BROTHERS PROPERTIES, LLC

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX1481  
MAY 27 2009Amount Paid \$6  
Skagit Co. Treasurer  
By mlm Deputy

By

Gerald E. Nelson  
Gerald E. Nelson, Member

By

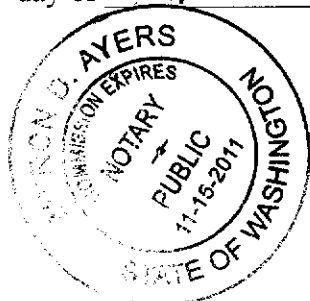
James N. Nelson  
James N. Nelson, Member

By N. W. Nelson, Jr.  
Norman W. Nelson, Jr., Member

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me GERALD E. NELSON, to me known to be a Member of NELSON BROTHERS PROPERTIES, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged to me the said instrument was the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument for and on its behalf.

SUBSCRIBED AND SWORN TO before me by GERALD E. NELSON on this 27<sup>th</sup>  
day of APRIL, 2009.

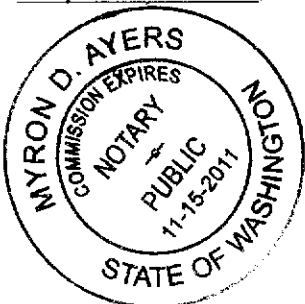


[Signature]  
PRINTED NAME: MYRON D. AYERS  
NOTARY PUBLIC  
in and for the State of Washington.  
My commission expires: 11/15/2011

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me JAMES N. NELSON, to me known to be a Member of NELSON BROTHERS PROPERTIES, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged to me the said instrument was the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument for and on its behalf.

SUBSCRIBED AND SWORN TO before me by JAMES N. NELSON on this 27<sup>th</sup>  
day of APRIL, 2009.



[Signature]  
PRINTED NAME: MYRON D. AYERS  
NOTARY PUBLIC  
in and for the State of Washington.  
COMMISSION EXPIRES 11/15/2011



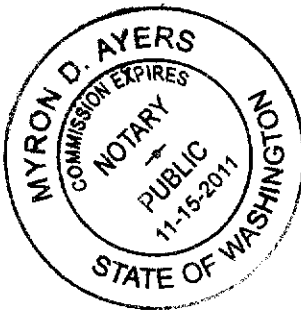
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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me NORMAN W. NELSON, JR., to me known to be a Member of NELSON BROTHERS PROPERTIES, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged to me the said instrument was the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument for and on its behalf.

27<sup>th</sup> SUBSCRIBED AND SWORN TO before me by NORMAN W. NELSON, JR. on this day of APRIL, 2009.



  
PRINTED NAME: myron D. Ayers  
NOTARY PUBLIC  
in and for the State of Washington.



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## EXHIBIT A

### PARCEL "A":

The Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Government Lot 5 and Government Lot 6, all in Section 6, Township 35 North, Range 3 East, W.M.;

EXCEPT Lot 1, Skagit County Short Plat No. 94-049, approved December 9, 1994, and recorded December 12, 1994, in Volume 11 of Short Plats, pages 155 and 156, under Auditor's File No. 9412120047, records of Skagit County, Washington;

ALSO EXCEPT the following described tract:

Beginning at the Northwest corner of Government Lot 5 of Section 6, Township 35 North, Range 3 East, W.M.;

thence North  $87^{\circ}16'33''$  East along the North line of said Government Lot 5, a distance of 93.43 feet to the Southwesterly line of the dike right-of-way appropriated by Dike District No. 5 in Superior Court Cause No. 3050 and the point of beginning of this description;

thence North  $87^{\circ}16'33''$  East along the North line of said Government Lot 5 and the North line of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 6 a distance of 2,273.77 feet to the Northeast corner of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;

thence South  $01^{\circ}47'11''$  West along the East line of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  a distance of 838.62 feet;

thence South  $89^{\circ}51'49''$  West a distance of 443.94 feet;

thence South  $06^{\circ}29'11''$  West a distance of 389.83 feet to a point on a non-tangent curve to the right having a chord bearing of South  $43^{\circ}02'28''$  East and a radius of 107.00 feet;

thence Easterly along said curve through a central angle of  $149^{\circ}54'56''$  and an arc length of 279.97 feet;

thence South  $31^{\circ}55'00''$  West a distance of 74.02 feet;

thence South  $39^{\circ}55'12''$  West a distance of 128.24 feet;

thence South  $52^{\circ}43'07''$  West a distance of 75.85 feet;

thence South  $06^{\circ}29'11''$  West a distance of 305.29 feet to Point "A";

thence South  $33^{\circ}11'29''$  West a distance of 80.17 feet;

thence North  $56^{\circ}48'31''$  West a distance of 227.08 feet;

thence North  $11^{\circ}48'07''$  West a distance of 592.76 feet;

thence North  $13^{\circ}36'57''$  East a distance of 817.98 feet to the center of an existing drainage ditch;

thence along the center of said ditch through the following four courses:

North  $64^{\circ}33'03''$  West a distance of 333.20 feet;

North  $71^{\circ}54'21''$  West a distance of 66.52 feet;

North  $89^{\circ}15'51''$  West a distance of 75.43 feet;

South  $75^{\circ}58'32''$  West a distance of 42.25 feet to the center of a ditch intersecting from the Southwest;

thence South  $28^{\circ}52'12''$  West along the center of said intersecting ditch a distance of 52.59 feet;

thence continuing along the center of said intersecting ditch South  $23^{\circ}18'16''$  West a distance of 231.48 feet to the East line of said Government Lot 5;

thence South  $01^{\circ}43'11''$  West along the East line of said Government Lot 5 a distance of 605.60 feet;

thence South  $87^{\circ}06'54''$  West parallel with the South line of said Government Lot 5 a distance of 355.29 feet;

thence North  $01^{\circ}29'29''$  East parallel with the West line of said Government Lot 5 a distance of 436.48 feet;

thence North  $41^{\circ}15'24''$  West a distance of 849.43 feet to the point of beginning of this description.



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## EXHIBIT A

### PARCEL "A" CONTINUED:

(Being a portion of Lot 2, Skagit County Short Plat No. 94-049, approved December 9, 1994, and recorded December 12, 1994, in Volume 11 of Short Plats, pages 155 and 156, under Auditor's File No. 9412120047, records of Skagit County, Washington.)

AND ALSO EXCEPT that portion of Lot 2 of Short Plat No. 94-049, approved December 9, 1994, recorded December 12, 1994, in Volume 11 of Short Plats, pages 155 and 156, under Auditor's File No. 9412120047, records of Skagit County, Washington, and being a portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 6, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 1 of said Short Plat No. 94-049;  
thence North  $00^{\circ}24'03''$  East (equals North  $01^{\circ}10'58''$  West on said Short Plat No. 94-049) a distance of 2.63 feet along the Northerly extension of the Westerly line of said Lot 1;  
thence North  $62^{\circ}29'11''$  West 7.36 feet;  
thence North  $51^{\circ}19'38''$  West 22.00 feet;  
thence North  $62^{\circ}50'57''$  West 53.51 feet;  
thence North  $72^{\circ}06'39''$  West 50.96 feet;  
thence North  $83^{\circ}40'26''$  West 59.84 feet to the North extension of an existing fence line;  
thence South  $00^{\circ}52'10''$  West 658.50 feet along said fence line to the Northerly margin of the Samish Island Road;  
thence North  $87^{\circ}06'22''$  East 210.20 feet along said Northerly margin to the Southwest corner of said Lot 1;  
thence Northerly along the Westerly line of said Lot 1 to the point of beginning.

Situate in the County of Skagit, State of Washington.



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