

After Recording Mail to:

Charles H. Garrison 3rd
Janet M. Garrison
13401 Pt. Cabrillo Dr.
Mendocino, CA 95460



200909080056

Skagit County Auditor

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Filed for Record at Request of:

Charles H. Garrison 3rd

QUIT CLAIM DEED

The Grantors, **CHARLES H. GARRISON 3rd**, also known as **CHARLES H. GARRISON III**, and **JANET M. GARRISON**, Husband and Wife, for valuable consideration, hereby convey and quit claim to **CHARLES H. GARRISON 3rd** and **JANET M. GARRISON**, as Trustees of the **CHARLES AND JANET GARRISON LIVING TRUST**, under Declaration of Trust dated May 15, 2009, the following described real property in the County of Skagit, State of Washington, together with all after acquired title of the Grantors therein:

Legal description is continued on Exhibit "A" attached hereto and incorporated herein by reference.

Assessor's Property Tax Parcel/Account Numbers:

1-33-4 etal

330401-4-004-0100/P99341; 330401-4-004-0200/P107200; 330401-4-001-0300/P100296
330401-4-001-0700/P112734

Dated: Aug 27, 2009

Charles H Garrison 3rd
Charles H. Garrison 3rd

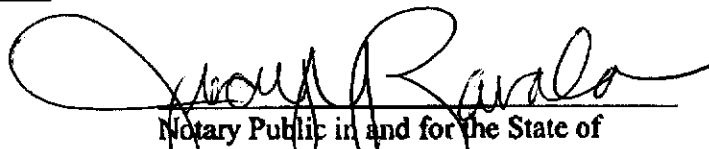
Janet M Garrison
Janet M. Garrison

STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

I certify that I know or have satisfactory evidence the CHARLES H. GARRISON 3RD and JANET M. GARRISON are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 27, 2009.




Notary Public in and for the State of
Washington
My appointment expires: 10-1-2013

2736
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 08 2009

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



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EXHIBIT "A"

The following described real property situated in the State of Washington, County of Skagit:

Parcel "A":

The Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4, and the West 1/2 of the Southwest 1/4 of the Southeast 1/4, EXCEPT the South 113.5 feet of the East 100 feet of said West 1/2, all in Section 1, Township 33 North, Range 4 East, W.M.

Parcel "B":

That portion of the following described Tract "X", which lies Southwesterly of a line described as follows:

Beginning at the Northwest corner of said East 1/2 of the Northwest 1/4 of the Southeast 1/4, as said point is shown on that certain Record of Survey, recorded in Book 12 of Surveys, on Page 24, under Auditor's File No. 9111200104, in the Auditor's Office of Skagit County, Washington; thence South 00 degrees 40' 02" West along the West line thereof, for a distance of 100.00 feet to the Northwest corner of that certain tract of land conveyed to David Welts, by instrument dated August 7, 1991, and recorded under Auditor's File No. 9108120013, records of said County and State; thence continuing along the said West line South 00 degrees 40' 02" West, a distance of 357.08 feet to the true point of beginning of this line description; thence South 43 degrees 21' 07" East, a distance of 21.61 feet; thence South 23 degrees 54' 09" East, a distance of 43.82 feet; thence South 44 degrees 33' 47" East, a distance of 56.23 feet; thence South 80 degrees 48' 47" East, a distance of 94.39 feet; thence South 01 degrees 00' 00" East, a distance of 184.50 feet; thence South 32 degrees 18' 11" East, a distance of 551.03 feet; thence South 09 degrees 11' 34" East, a distance of 252.03 feet; thence South 45 degrees 09' 29" East, a distance of 197.77 feet to the East line of said East 1/2 of the West 1/2 of the Southeast 1/4 of Section 1, and the terminus of this line description.

Tract "X":

That portion of the East 1/2 of the West 1/2 of the Southeast 1/4 of Section 1, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said East 1/2 of the Northwest 1/4 of the Southeast



1/4, as said point is shown on that certain Record of Survey recorded in Book 12 of Surveys, on Page 24, under Auditor's File No. 9111200104, in the Auditor's Office of Skagit County, Washington; thence South 00 degrees 40' 02" West along the West line thereof, for a distance of 100.00 feet to the Northwest corner of that certain tract of land conveyed to David Welts by instrument dated August 7, 1991, and recorded under Auditor's File No. 9108120013, records of said County and State, said point being the true point of beginning; thence South 52 degrees 18' 14" East along the Northcrly line of said Welts Tract, for a distance of 232.31 feet; thence South 12 degrees 30' 01" East, for a distance of 125.86 feet to the point of curvature of a curve to the right, said curve having a radius of 321.98 feet, and said point lying on the centerline of those certain easements for ingress, egress and utilities described in instruments recorded under Auditor's File Nos. 9103080006, 9108120012 and 9108120015, records of said County and State; thence Southerly following said centerline along said curve to the right through a central angle of 19 degrees 22' 13", for an arc distance of 108.85 feet to a point of compound curvature; thence Southwesterly along a curve to the right, said curve having a radius of 73.23 feet, continuing to follow said centerline through a central angle of 57 degrees 08' 04", for an arc distance of 73.02 feet to a point of compound curvature; thence Westerly along a curve to the right, said curve having a radius of 25 degrees 56' 58", for an arc distance of 67.29 feet to a point of compound curvature; thence Westerly along a curve to the right, said curve having a radius of 79.12 feet, continuing to follow said centerline through a central angle of 25 degrees 10' 08", for an arc distance of 34.76 feet; thence South 25 degrees 07' 22" West, leaving said centerline, for a distance of 53.67 feet to a point lying 60.00 feet East of, as measured at right angles to the West line of the East 1/2 of the Northwest 1/4 of the Southeast 1/4; thence South 17 degrees 15' 34" East, for a distance of 374.76 feet; thence South 30 degrees 13' 40" East, for a distance of 101.82 feet; thence South 04 degrees 37' 49" East, for a distance of 114.30 feet; thence South 06 degrees 09' 38" West, for a distance of 63.20 feet; thence South 36 degrees 53' 16" West, for a distance of 94.48 feet; thence South 61 degrees 40' 06" West, for a distance of 94.82 feet; thence South 79 degrees 30' 06" West, for a distance of 25.70 feet; thence South 18 degrees 00' 00" East, for a distance of 121.48 feet; thence South 72 degrees 00' 00" West, for a distance of 113.00 feet to a point on the West line of said East 1/2 of the Southwest 1/4 of the Southeast 1/4, said point lying 140.00 feet Southerly of the Northwest corner thereof; thence North 00 degrees 40' 20" East along said West line, for a distance of 140.00 feet to said Northwest corner, said point being also the Southwest corner of said East 1/2 of the Northwest 1/4 of the Southeast 1/4; thence North 00 degrees 40' 02" East along the West line of said East 1/2 of the Northwest 1/4 of the Southeast 1/4, for a distance of 1244.75 feet to the true point of beginning.



Parcel "C":

The South 113.5 feet of the East 100 feet of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 33 North, Range 4 East, W.M.

Parcel "D":

That portion of the East 1/2 of the West 1/2 of the Southeast 1/4 of Section 1, Township 33 North, Range 4 East, W.M., lying Southwesterly of the same line described in Parcel "B" above.

EXCEPT that portion lying within Tract "X" above-described.

Parcels "A", "B", "C" and "D" above-described being together with a 60.00 foot wide ingress, egress and utilities easement as disclosed in Deed recorded under Auditor's File No. 9103080006, records of Skagit County, Washington.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 60.00 feet in width, said easement lying 30.00 feet on each side of the following described centerline:

Beginning at the Northwest corner of said East 1/2 of the Northwest 1/4 of the Southeast 1/4, as said point is shown on that certain Record of Survey in Book 12 of Surveys, on Page 24, under Auditor's File No. 9111200104, in the Auditor's Office of Skagit County, Washington; thence South 00 degrees 40' 02" West along the West line thereof, for a distance of 100.00 feet to the Northwest corner of that certain tract of land conveyed to David Welts, by instrument dated August 7, 1991, and recorded under Auditor's File No. 9108120013, records of said County and State; thence South 52 degrees 18' 14" East, along the Northerly line of said Welts Tract, for a distance of 232.31 feet; thence south 12 degrees 30' 01" East, for a distance of 125.86 feet to the point of curvature of a curve to the right, said curve having a radius of 321.98 feet, and said point lying on the centerline of those certain easements for ingress, egress and utilities described in instruments recorded under Auditor's File Nos. 9103080006, 9108120012 and 9108120015, records of said County and State; thence Southerly, following said centerline along said curve to the right through a central angle of 19 degrees 22' 13", for an arc distance of 108.85 feet to a point of compound curvature; thence Southwesterly along a curve to the right, said curve having a radius of 73.23 feet, continuing to follow said centerline through a central angle of 57 degrees 08' 04" for an arc distance of 73.02 feet to a point of compound curvature; thence Westerly along a curve to the right said curve having a radius of 25 degrees 56' 53" for an arc distance of 67.29 feet to a point of compound curvature; thence



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Westerly along a curve to the right, said curve having a radius of 79.12 feet, continuing to follow said centerline through a central angle of 25 degrees 10' 08" for an arc distance of 34.76 feet to the true point of beginning; thence South 25 degrees 07' 22" West for a distance of 53.67 feet to a point lying 60.00 feet East of, as measured at right angles to said West line of the East 1/2 of the Northwest 1/4 of the Southeast 1/4; thence South 17 degrees 16' 34" East for a distance of 374.76 feet; thence South 30 degrees 18' 40" East for a distance of 101.82 feet; thence South 04 degrees 37' 49" East for a distance of 114.30 feet; thence South 06 degrees 09' 38" West for a distance of 63.20 feet; thence South 36 degrees 53' 16" West for a distance of 94.48 feet; thence South 61 degrees 40' 06" West for a distance of 94.82 feet; thence South 79 degrees 30' 06" West for a distance of 25.70 feet to the end of said centerline.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the following described tracts of land:

Beginning at the Southwest corner of said East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 1; thence North 00 degrees 40' 02" East along the West line thereof, for a distance of 710.00 feet to the true point of beginning; thence South 40 degrees 04' 47" for a distance of 108.80 feet to the Westerly line of the above-described 60-foot strip of land; thence North 17 degrees 15' 34" West along said Westerly line for a distance of 140.14 feet; thence North 25 degrees 07' 22" East continuing to follow said Westerly line to its intersection with the Southwesterly line of said easements recorded under Auditor's File Nos. 9103080006 and 9108120015; thence Northwesterly along said Southwesterly line to said West line of the East 1/2; thence South 00 degrees 40' 02" West along the West line to the true point of beginning; and

Beginning at the Southwest corner of said East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 1; thence North 00 degrees 40' 02" East along the West line thereof, for a distance of 710.00 feet; thence South 40 degrees 04' 47" East for a distance of 108.80 feet to the Westerly line of the above-described 60-foot strip of land; thence North 72 degrees 44' 26" East for a distance of 60.00 feet to the Easterly line thereof; thence North 17 degrees 15' 34" West along said Easterly line thereof; thence North 17 degrees 15' 34" West along said Easterly line for a distance of 44.10 feet to the true point of beginning; thence continuing North 17 degrees 15' 34" West along said Easterly line for a distance of 72.78 feet; thence North 25 degrees 07' 22" East continuing to follow said Easterly line to its intersection with the Southerly line of said easements recorded under Auditor's File Nos. 9103080006 and 9108120015; thence Easterly along said Southerly line to a point which bears North 07 degrees 52' 17" East from the true point of beginning; thence South 07 degrees 52' 17" West to the true point of beginning.



ALSO TOGETHER WITH an easement for road purposes as described in the certain Road Easement, recorded May 13, 1982, under Auditor's File No. 8205130073.

ALSO TOGETHER WITH a non-exclusive road easement, over and along rights-of-way 60 feet in width over and across portions of the South 1/2 of the Southwest 1/4 of Section 1, and the South 1/2 of Section 2, Township 33 North, Range 4 East, W.M., as more fully provided for under Skagit County Auditor's File Nos. 714488, 714489 and 714490, the same being a permanent road easement.

ALSO TOGETHER WITH a non-exclusive easement to hook-up to existing utilities located on that portion of Tract "X" lying Northerly of the line described in Parcel "B" herein.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the following described tract:

A strip of land 60.00 feet in width over, under, across and through Lot 73, in the plat of "FIRST ADDITION TO BIG LAKE WATERFRONT TRACTS", as per plat recorded in Volume 4 of Plats, Page 15, records of Skagit County, Washington, AND Government Lot 2, and the Southeast 1/4 of the Southeast 1/4 and the West 1/2 of the Southeast 1/4 of Section 1, Township 33 North, Range 4 East, W.M., lying 30.00 feet on each side of the following described centerline:

Beginning at the Southwest corner of Lot 76, of said plat; thence North 45 degrees 17' 10" West along the Southwesterly line of said plat, a distance of 488.68 feet to the Southeast corner of Lot 72, of said plat; thence North 44 degrees 42' 50" West along the East line of said Lot 72, a distance of 88.51 feet to the Southwesterly margin of the H.C. Peters County Road, also known as West Big Lake Boulevard; thence South 49 degrees 21' 30" East along said Southwesterly margin, a distance of 32.00 feet to the true point of beginning of this centerline description; thence Southwesterly along a curve to the left, which center to said curve bears South 36 degrees 38' 45" East, having a radius of 131.15 feet, an arc distance of 69.02 feet; thence South 23 degrees 12' 00" West, a distance of 41.62 feet; thence Southeasterly on a curve to the left, having a radius of 143.94 feet, an arc distance of 174.80 feet; thence South 46 degrees 22' 42" East, a distance of 72.34 feet; thence Southeasterly on a curve to the right having a radius of 274.23 feet, an arc distance of 98.91 feet; thence South 25 degrees 42' 43" East, a distance of 47.99 feet; thence Southeasterly on a curve to the right having a radius of 584.60 feet, an arc distance of 198.08 feet; thence South 45 degrees 07' 32" East, a distance of 102.57 feet; thence Southeasterly on a curve to the right having a radius of 224.47 feet, an arc distance of 204.56 feet; thence South 07 degrees 05' 19" West, a distance of 73.89 feet; thence

