



201001040127

Skagit County Auditor

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After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273

QUITCLAIM DEED

GRANTOR: **ROGER N. PETERSON**, a single man

GRANTEE: **HSP SUNSET INVESTMENTS, LLC**, a Washington limited liability company

Legal Description:

Abbreviated Form: Lot 1, Short Plat 2-90

Additional on: Exhibit A

Assessor's Tax Parcel No: 350303-4-004-0001; P33778

2010*8
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 04 2010

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

THE UNDERSIGNED GRANTOR, **ROGER N. PETERSON**, a single man, for and in consideration of the transfer of capital to a limited liability company (mere change in form of ownership) conveys and quitclaims to **HSP SUNSET INVESTMENTS, LLC**, a Washington limited liability company, all of Grantor's right, title and interest in and to the following described real property, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, to-wit:

Those certain tracts of land listed and described in **Exhibit "A"** attached hereto and incorporated by reference as if fully set forth herein.

The aforesaid conveyance shall specifically exclude any and all personal property situate on the above-described property.

QUITCLAIM DEED

The Grantor reserves to the Grantor for the benefit of the parcel lying northerly having a common address of 6907 Chuckanut Drive (tax parcel number P108005) and as more particularly described in Exhibit "B" attached, as the parcel benefitted, a non-exclusive access easement for ingress and egress over and through the driveway as it currently exists through the parcel described in Exhibit "A", as the parcel burdened, to Chuckanut Drive (aka State Route 11) and as may be relocated in the future by mutual agreement of the owners of the parcels burdened and benefitted. The owners of both parcels shall share equally in the maintenance of the driveway access. Further, the parcel conveyed in this deed as described in Exhibit "A" shall be subject to an easement for the utilities running over, under, and through the northwest corner of the parcel described in Exhibit "A" as they currently exist and are located for the benefit of the parcel lying northerly as described in Exhibit "B" attached or as may be relocated by mutual agreement of the owners of the parcels burdened and benefitted.

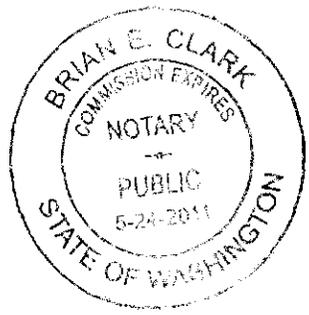
DATED this 11 day of December 2009.


ROGER N. PETERSON

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **ROGER N. PETERSON** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 11 day of Dec, 2009.





Printed Name BRIAN E. CLARK
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 5-24-2011

QUITCLAIM DEED



LISSER & ASSOCIATES, PLLC

320 Milwaukee St PO Box 1109 Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

December 15, 2009

Exhibit "A"

Lot 1, Skagit County Short Plat No. 2-90, approved March 15, 1990 and recorded March 19, 1990, under Skagit County Auditor's File No. 199003190004, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 35 North, Range 3 East, W.M.,

SUBJECT TO AND TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across the existing driveway, as it currently exists or as it may be relocated by mutual agreement across said Lot 1, to serve Lot 2 of Short Plat No. 2-90.

The width of said easement shall not exceed 20-feet unless mutually agreed upon and shall only be of benefit to the one residence on Lot 2 of said Short Plat No. 2-90.

Cost of maintenance of the existing driveway and/or relocation of the driveway shall be shared equally by the owners of said Lots 1 and 2 of Short Plat No. 2-90.

AND ALSO SUBJECT TO an easement for utilities over, under and across the northwesterly portion of said Lot 1, Short Plat No. 2-90 as the utility line or lines currently exist and as located for the benefit of Lot 2, said Short Plat No. 2-90. The width of said easement shall not exceed 10 feet in width as centered along said utilities.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



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LISSER & ASSOCIATES, PLLC

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December 15, 2009

Exhibit "B"

Lot 2, Skagit County Short Plat No. 2-90, approved March 15, 1990 and recorded March 19, 1990, under Skagit County Auditor's File No. 199003190004, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 35 North, Range 3 East, W.M.,

TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across the existing driveway, as it currently exists or as it may be relocated by mutual agreement across Lot 1 of said Short Plat No. 2-90, to serve said Lot 2 of Short Plat No. 2-90.

The width of said easement shall not exceed 20-feet unless mutually agreed upon and shall only be of benefit to the one residence on Lot 2 of said Short Plat No. 2-90.

Cost of maintenance of the existing driveway and/or relocation of the driveway shall be shared equally by the owners of said Lots 1 and 2 of Short Plat No. 2-90.

AND TOGETHER WITH an easement for utilities over, under and across the northwesterly portion of Lot 1, said Short Plat No. 2-90 as the utility line or lines currently exist and as located for the benefit of said Lot 2, Short Plat No. 2-90. The width of said easement shall not exceed 10 feet in width as centered along said utilities.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

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