

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



201001050050
Skagit County Auditor
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QUITCLAIM DEED

GRANTOR: **ROGER N. PETERSON**, a single man
GRANTEE: **CBP SUNSET INVESTMENTS, LLC**, a Washington limited liability company

Legal Description:

Abbreviated Form: Lot 2, Short Plat 2-90

Additional on: Exhibit A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2010 # 18
JAN 05 2010

Assessor's Tax Parcel No: 350303-4-004-0100; P108005

Amount Paid \$ 0
Skagit Co. Treasurer
By *mem* 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 **CBP 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.

DATED this 11 day of December 2009.


ROGER N. PETERSON

QUITCLAIM DEED

- 1 -

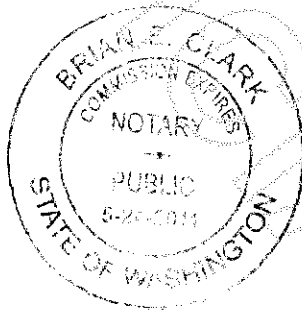
STATE OF WASHINGTON

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.



A handwritten signature of Brian E. Clark in black ink.

BRIAN E. CLARK

Printed Name

NOTARY PUBLIC in and for the State of Washington

My Commission Expires 5-24-2011

QUITCLAIM DEED

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LISSE & 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 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.

Situate in the County of Skagit, State of Washington.



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