

When recorded return to:
Katherine Tarraf – Attorney at Law
702 Main Street
Mount Vernon, WA 98273



201108040019

Skagit County Auditor

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QUIT CLAIM DEED

GRANTOR: James H. Simm & Florence L. Simm, husband and wife.

GRANTEE: James H. Simm & Florence L. Simm, Trustees of Simm Family Trust, dated 8/23/1999.

CONSIDERATION: Transfer to Revocable Trust

LEGAL DESCRIPTION: A portion of Government Lot 4, Section 25, Township 33 North, Range 4 East, W.M., described in Exhibit A.

PROPERTY TAX ID NUMBER: 330425-0-001-3902

PARCEL NUMBER: P17219

COMMONLY KNOWN AS: 22695 HULL DRIVE, MOUNT VERNON, WA 98274

The undersigned **Grantors**, James H. Simm & Florence L. Simm, husband and wife, hereby convey and quit claim to the **Grantees**, James H. Simm & Florence L. Simm, Trustees of Simm Family Trust, dated 8/23/1999, the following described real estate, situate in Skagit County, State of Washington, together with all after-acquired title of the Grantor therein:

SEE EXHIBIT A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2355

AUG 04 2011

Amount Paid \$ 0
Skagit Co. Treasurer
By *AK dm* Deputy

Dated this 4th day of August 2011.

James H. Simm
James H. Simm

Florence L. Simm
Florence L. Simm

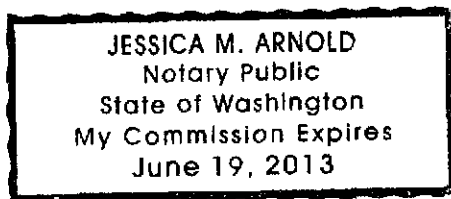
State of Washington)

) ss

County of Skagit)

On this day personally appeared before me James H. Simm and Florence L. Simm, to me known to be the persons described in and who are authorized to execute the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4 day of August, 2011.



Jessica M. Arnold
Jessica M. Arnold
NOTARY PUBLIC in and for the State of
Washington, residing at Sedro-Woolley.
My commission expires June 19, 2013.



EXHIBIT A
LEGAL DESCRIPTION
P17219

ACRES 0.15, A PORTION OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 25; THENCE SOUTH 87 DEGREES 35'31" EAST 1419.72 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE SOUTH 02 DEGREES 24'29" WEST 1277.64 FEET TO THE SOUTHWEST CORNER OF LOT 18, "HULL'S WATERFRONT TRACTS", AS PER PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 87 DEGREES 35'31" WEST 32.66 FEET PARALLEL WITH SAID EAST-WEST CENTERLINE TO THE EASTERLY MARGIN OF THE FORMER NORTHERN PACIFIC RAILWAY COMPANY (NOW BURLINGTON NORTHERN RAILROAD COMPANY) RIGHT-OF-WAY AT A POINT ON A CURVE TO THE CENTER OF WHICH IS NORTH 69 DEGREES 23'32" EAST 1382.69 FEET FROM SAID POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1382.69 FEET, THROUGH A CENTRAL ANGLE OF 6 DEGREES 36'11", AN ARC DISTANCE OF 159.35 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1382.69 FEET, THROUGH A CENTRAL ANGLE OF 4 DEGREES 00'33", AN ARC DISTANCE OF 96.75 FEET; THENCE SOUTH 80 DEGREES 00'16" WEST 75.00 FEET TO A POINT ON A CURVE THE CENTER OF WHICH IS NORTH 80 DEGREES 00'16" EAST 1457.69 FEET FROM SAID POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1457.69 FEET, THROUGH A CENTRAL ANGLE OF 3 DEGREES 08'34", AN ARC DISTANCE OF 79.96 FEET TO A POINT THAT IS NORTH 87 DEGREES 35'31" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 35'31" EAST 78.01 FEET PARALLEL WITH SAID EAST-WEST CENTERLINE TO THE TRUE POINT OF BEGINNING. A PORTION OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 25; THENCE SOUTH 87 DEGREES 35'31" EAST 1419.72 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE SOUTH 02 DEGREES 24'29" WEST 1277.64 FEET TO THE SOUTHWEST CORNER OF LOT 18, "HULL'S WATERFRONT TRACTS", AS PER PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 87 DEGREES 35'31" WEST 32.66 FEET PARALLEL WITH SAID EAST-WEST CENTERLINE TO THE EASTERLY MARGIN OF THE FORMER NORTHERN PACIFIC RAILWAY COMPANY (NOW BURLINGTON NORTHERN RAILROAD COMPANY) RIGHT-OF-WAY AT A POINT ON A CURVE TO THE CENTER OF WHICH IS NORTH 69 DEGREES 23'32" EAST 1382.69 FEET FROM SAID POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1382.69 FEET, THROUGH A CENTRAL ANGLE OF 6 DEGREES 36'11", AN ARC DISTANCE OF 159.35 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1382.69 FEET, THROUGH A CENTRAL ANGLE OF 4 DEGREES 00'33", AN ARC DISTANCE OF 96.75 FEET; THENCE SOUTH 80 DEGREES 00'16" WEST 75.00 FEET TO A POINT ON A CURVE THE CENTER OF



EXHIBIT A (cont.)

WHICH IS NORTH 80 DEGREES 00'16" EAST 1457.69 FEET FROM SAID POINT;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF
1457.69 FEET, THROUGH A CENTRAL ANGLE OF 3 DEGREES 08'34", AN ARC
DISTANCE OF 79.96 FEET TO A POINT THAT IS NORTH 87 DEGREES 35'31" WEST
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OF BEGINNING.



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