



201109190083

Skagit County Auditor

## Return Address:

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## QUIT CLAIM DEED

Grantor:	Charles A. Mottl, as Trustee of the Mottl Living Trust dated 06/06/2007
Grantee:	Charles A. Mottl, as Trustee of the Virginia A. Mottl Credit Trust
Legal Description:	Ptn Lots 6 and 7, Block 101, Northern Pacific Add (add'l legal page 3)
Assessor's Tax Parcel #:	Parcel A: P58162 Parcel B: P31693 Parcel C: P100915

1. **GRANTOR.** The undersigned Grantor, Charles A. Mottl, is the Trustee of the Mottl Living Trust dated June 6, 2007 (the "Trust").

2. **DESCRIBED PROPERTY.** Included among the property of the Trust is the real property described on the attached Exhibit A (the "Described Property").

3. **CONSIDERATION.** Charles A. Mottl and Virginia A. Mottl are the two original Trustors of the Trust. Virginia A. Mottl died on August 27, 2010. Under Article 4.2(a) of the Trust, upon the death of the first Trustor to die, a portion of the Trust shall be distributed to a Credit Trust created under the name of the deceased Trustor. This conveyance is made pursuant to this direction as a nonprorata distribution to a testamentary trust.

4. **CONVEYANCE OF DESCRIBED PROPERTY.** Grantor hereby conveys and quitclaims to Charles A. Mottl, as Trustee of the Virginia A. Mottl Credit Trust, all of the Trust's right, title and interest in the Described Property (together with all after acquired title of the Grantor thereon).

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20112796

SEP 19 2011

Res

8343 107.001 of020809

-1-

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

5. **LIMITATION OF COVENANTS.** Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implications.

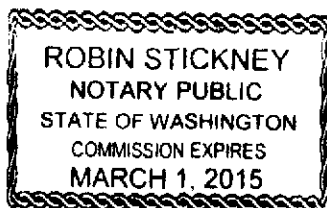
DATED: 9-13-2011

Charles A. Mottl  
Charles A. Mottl, as Trustee of the Mottl  
Living Trust

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF King )

On this day personally appeared before me Charles A. Mottl, to me known or proven on the basis of satisfactory evidence to be the person who signed as Trustee of the Mottl Living Trust, and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument as Trustee of said trust.

Dated: 9-13-2011



Robin Stickney  
Print Name: Robin Stickney  
Notary Public in and for the State of Washington, residing  
at: Wardville  
My commission expires: 3-1-2015

(Keep Notary seal and all signatures within border.)

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and/or information available to the general public from county records. No title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.



## EXHIBIT A

### PARCEL A:

The West 15 feet of Lot 6, all of Lot 7 and Lot 8, less the West 5 feet thereof, Block 101, NORTHERN PACIFIC ADDITION TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

Situated in Skagit County, Washington

### PARCEL B:

That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the plat map of NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of Block 101 of said plat;

Thence North 21°36'44" West, along the Westerly line of said Block 101, a distance of 175.00 feet to the Northwest corner of said Block 101;

Thence North 71°37'54" East, a distance of 65.09 feet to the true point of beginning;

Thence North 21°36'44" West, a distance of 149.05 feet;

Thence North 71°17'58" East, a distance of 70.08 feet;

Thence South 21°36'44" East, a distance of 149.45 feet to a point on the North line of said Block 101;

Thence South 71°37'54" West along the North line of said Block 101, a distance of 70.10 feet to the true point of beginning.

Situated in Skagit County, Washington

*Legal description continued on next page*



PARCEL C:

That portion of the following described Tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to Loren D. Welch et ux, by that certain Quit Claim Deed recorded June 29, 1988, under Auditor's File No. 8806290024, records of Skagit County, Washington.

Tract RR:

Tracts 1 and 2 plate 7 in Section 14, Township 35 North, Range 1 East of the Willamette Meridian, and all that part of Tract 1, Plate 7, in Section 23, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at the initial point of said Tract 1 of Section 23;

Thence West 305 feet;

Thence South 70°44' West 855 feet;

Thence South 23° East 112 feet;

Thence North 69°10' East, 136 feet;

Thence North 70°53' East 533.5 feet;

Thence North 73°12' East 444 feet;

Thence North 17°45' East 32 feet to beginning.

EXCEPTING and EXCLUDING from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1; Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Commencing at the initial point of Tract 1, Plate 7, said Section 23;

Thence South 17°45' West, 32 feet;

Thence South 73°12' West, 444 feet;

Thence South 70°53' West, 533 5/10 feet;

Thence South 69°10' West, 136 feet;

Thence North 22°, no minutes West, 40 feet;

Thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described;

Thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North 17°45' East, 66 feet from the initial point of Lot 1, Tract 1, Section 23;

Thence South 17°45' West, 66 feet to the place of beginning.

(Note: Said Welch tract partially or wholly adjoins Lots 6, 7 and 8 in Block 101, Northern Pacific Addition to Anacortes, in Volume 2 of Plats, page 9, records of Skagit County, Washington).

Situated in Skagit County, Washington

