



201111160063

Skagit County Auditor

11/16/2011 Page

1 of

3 3:25PM

When recorded return to:

Ashton D. Group, LLC  
P O Box 516  
Sedro-Woolley, WA 98284

### ***Quitclaim Deed***

**Grantors:** William L. and Rita J. Johnson, H/W

**Grantee:** Ashton D. Group, LLC

**Legal Description:**

See attached Exhibit A. Ptn of the w 1/2 of Section 6, Township 34N  
Range 5 E. Wm

**Assessor's Property Tax Parcel or Account Nos.:** P23258; P30097; P23263

THIS INDENTURE, made this 14<sup>th</sup> day of November, 2011, between Grantor and Grantee, is for the purpose of correcting a prior Quitclaim Deed filed under Skagit County Auditor's file No. 201012290081.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2011 3481

NOV 16 2011

An excise paid \$ 0  
By ML Skagit Co. Treasurer Deputy

**Conveyance**

THEREFORE, for valuable consideration, grantor does hereby QUIT CLAIM to the grantee all of its interest in the real property lying and being in the county of Skagit and the State of Washington, and described in the attached Exhibit A.

DATED : NOVEMBER 14, 2011

CITY OF SEDRO-WOOLLEY

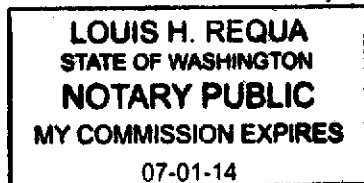
By: William L. Johnson and  
William L. Johnson

Rita J. Johnson  
Rita J. Johnson

STATE OF WASHINGTON )  
 ) :ss  
COUNTY OF SKAGIT )

On this 14<sup>th</sup> day of NOVEMBER, 2011, before me personally appeared William L. Johnson and Rita J. Johnson, to me known to be the entity that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Entity, for the purposes therein mentioned, and on oath stated that they were authorized to execute said instrument on behalf of the said Entity.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Louis H. Requa  
Notary Public in and for the state of Washington,  
residing at Sedro-Woolley, Wa.  
My commission expires July 1<sup>st</sup>, 2014  
Printed Name: Louis H. Requa



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EXHIBIT A

PARCEL A:

That portion of the West ½ of Government Lot 4, of Section 6, Township 34 North, Range 5 East, W.M., lying northerly of a 33 foot right of way conveyed to the Bratnaber Waite Lumber Company by deed dated January 24, 1900, recorded January 29, 1900 in volume 40 of Deeds, page 301, under Auditor's file no. 32545; EXCEPT that portion conveyed to Skagit County for road purposes by deed dated December 31, 1927, recorded February 15, 1928, under Auditor's file No. 210645 in Volume 146 of Deeds, Page 375.

TOGETHER WITH that portion of the vacated county road running through said premises that had reverted thereto by operation of law.

PARCEL B:

That portion of the East 510 feet of Government Lot 1 of Section 1, Township 34 North, Range 4 East W.M., lying Northerly of a tract conveyed to Clear Lake Lumber Company, a corporation, by deed dated April 9, 1914, recorded April 24, 1914, under Auditor's File No. 102171 in Volume 96 of Deeds, page 535.

PARCEL C:

The following described strip of land in the East half of Government Lot 1, Section 1, Township 34 North, Range 4 East, W.M. recorded in Volume 151 of Deed's, Page 297, under Auditor's file No. 225050, LESS the South 469 feet and any portion thereof lying within the County road known as the Old Day Creek Road, And also LESS that portion lying within the West 150 feet of the East 40 Rods (660.00 feet) of said Government Lot 1.

Beginning at the Southeast corner of said Lot 1, Section 1, Township 34 North, Range 4 East, W.M.; thence North 571 feet; thence North 61°13' West 215 feet; thence North 65°46' West 350 feet; thence North 56°11' West 198.5 feet to the West boundary of the East half of said Lot 1; thence South 60 feet; thence South 56°11' East 175 feet; thence South 65°46' East 359 feet; thence South 58°43' East 100 feet; thence South 37°18' East 87 feet; thence South 17° East 38 feet; thence South 469 feet or to the South boundary of said East half of Lot 1; thence East 50 feet to the place of beginning.

Together With non-exclusive easements for ingress, egress and utilities over and across the following described tracts of land.

Tract 1:

Beginning at the point of intersection of the West line of a tract conveyed to Clear Lake Lumber Company by deed dated April 9, 1914, recorded April 24, 1914, under Auditor's file No. 102171 in Volume 96 of Deeds, Page 535, and the north line of the county road running along the South line of said Government Lot 1, thence Northerly along the West line and the Southwesterly line of said tract to it's intersection with a straight line extended North being parallel to the West line of the aforementioned Clear Lake Lumber Company tract from a point on the North line of the aforementioned county road, which is 25 feet West of the point of beginning, thence East to the point of beginning.

Tract 2:

That portion of Government lot 1, Section 1, Township 34 North, Range 4 East, W.M., being a strip of land 50 feet in width running North along the East line of said Lot 1, from the Old Day Creek County Road approximately 600 feet to the South boundary of a tract of land being that portion of the East 510 feet of said Government Lot 1, lying Northerly of a tract conveyed to Clear Lake Lumber Company under Skagit County Auditor's file No. 102171 in Volume 96 of Deeds, Page 535, Records of Skagit County, Washington.



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