

When Recorded Please Return To:  
LAWRENCE A. PIRKLE  
321 West Washington, Suite 300  
Mount Vernon, WA 98273  
(360) 336-6587



201112010101  
Skagit County Auditor

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This space for Recorder's use only

### QUIT CLAIM DEED

**THE GRANTOR**, FORTUNA PROPERTIES, L.L.C., a Washington Limited Liability Company, for and in consideration of distribution to members in proportion to ownership (WAC 458-61A-211 (2b)), conveys and quit claims to **GRANTEE**, GARY E. ANDERSON and TERRY A. ANDERSON, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

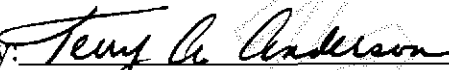
**Assessor's Parcel No:** P120400 8043-000-004-0000

Abbreviated legal: Lot 4, BSP PL03-0071 & Ptn Tr. A, BSP PL03-0071; Ptn SE 1/4 of SW 1/4, 29-34-4 E W.M. Legal description more fully described on Exhibit "A" attached and incorporated herein by this reference.

Dated 1<sup>st</sup> day of December, 2011

FORTUNA PROPERTIES, L.L.C.

by:   
GARY E. ANDERSON,  
Manager/Member

by:   
TERRY A. ANDERSON,  
Manager/Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20113651

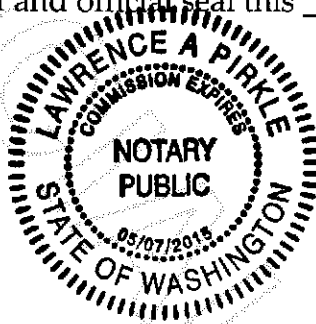
DEC 01 2011


Amount Paid \$ 6  
Skagit Co. Treasurer  
By man Deputy

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that GARY E. ANDERSON is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as a Members/Managers of FORTUNA PROPERTIES, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 1<sup>st</sup> day of December, 2011

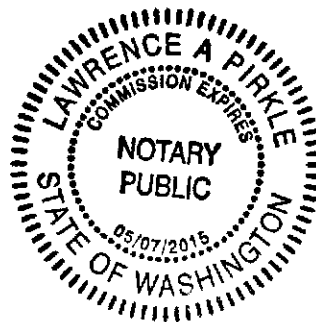



  
LAWRENCE A. PIRKLE  
Notary Public in and for the  
State of Washington  
Residing at Mount Vernon  
My Commission Expires: 5/7/15

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that TERRY A. ANDERSON is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as a Members/Managers of FORTUNA PROPERTIES, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 1<sup>st</sup> day of December, 2011



  
LAWRENCE A. PIRKLE  
Notary Public in and for the  
State of Washington  
Residing at Mount Vernon  
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## EXHIBIT "A"

Lot 4 of Binding Site Plan No. PL03-0071, recorded May 7, 2003, under Auditor's File No. 200305070015, records of Skagit County, Washington, and being a portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 4 East, W.M.

TOGETHER WITH a perpetual exclusive easement for the purposes of installing, maintaining and repairing a sign as conveyed by Easement Deed recorded March 3, 2005, under Auditor's File No. 200503030054.

AND ALSO TOGETHER WITH that portion of Tract A of Binding Site Plan No. PL03-0071, recorded May 7, 2003, under Auditor's File No. 200305070015, records of Skagit County, Washington, and being a portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 4 East, W.M., lying East of the East line of Lot 1 of said Binding Site Plan and West of the East line of Lot 4 of said Binding Site Plan, extended South to the South line of said Tract A.

Situate in the County of Skagit, State of Washington.



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