



201112140012

Skagit County Auditor

12/14/2011 Page

1 of

5 10:35AM

For Record at Request of
Betts Austin Johnson, p.l.l.c.
1616 Cornwall Avenue, Suite 209
PO Box 2788
Bellingham, WA 98225

AFTER RECORDING RETURN TO:

Betts Austin Johnson, p.l.l.c.
1616 Cornwall Avenue, Suite 209
PO Box 2788
Bellingham, WA 98225

CHICAGO TITLE CO. 020012922**QUIT CLAIM DEED**
(Eagle Ridge - strip)**THE GRANTOR**

Jerald F. Klinkenberg and Sandra Dee Klinkenberg, husband and wife; Lydell L. Knudson and Jill Knudson, husband and wife, Floyd F. Klinkenberg, the personal representative of the estate of Colene Alice Klinkenberg, deceased, and Floyd Frederick Klinkenberg, trustee of the Klinkenberg Trust dated 1993, and Floyd Frederick Klinkenberg, individually

for and in consideration of

~~merc change in identity WAC 458-61A-211(a)~~

conveys and quit claims to

Title Clearing WAC 458-61A-215
Knudson Klinkenberg, LLC, a Washington state limited liability company

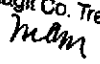
the following described property and any after acquired title:

Abbreviated Legal: NW Qtr, NW Qtr, SW Qtr, Section 23, T34N, R3E;

Situate in Skagit County, Washington

Full legal description on Exhibit A attached hereto and incorporated herein by this reference.

Assessor's Property Tax Parcel/Account Number(s): 340323-3-010-0100

Dated this 15 day of November, 2011.
Jerald F. Klinkenberg
Sandra Dee Klinkenberg
Lydell L. KnudsonSKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX20113280
DEC 14 2011Amount Paid \$
By  Deputy
Skagit Co. Treasurer

Jill D. Knudson
Jill D. Knudson

Floyd F. Klinkenberg
Floyd F. Klinkenberg, personal representative of
the estate of Colene Alice Klinkenberg, deceased

Floyd Frederick Klinkenberg
Floyd Frederick Klinkenberg,
individually

KLINKENBERG TRUST

Floyd Frederick Klinkenberg
Floyd Frederick Klinkenberg, Trustee

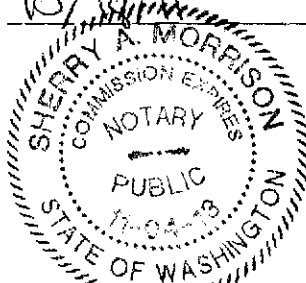
STATE OF WASHINGTON)

COUNTY OF Snohomish)

ss.

I certify that I know or have satisfactory evidence that Jerald F. Klinkenberg and Sandra Dee Klinkenberg, husband and wife, appeared before me and acknowledged that they signed this instrument as their free and voluntary act, for the uses and purposes mentioned in this instrument.

Dated: 10/18/11



Sherry A. Morrison
Signature of Notary Public
Notary Public in and for the State of Washington
My appointment expires: 11/4/13

STATE OF WASHINGTON)

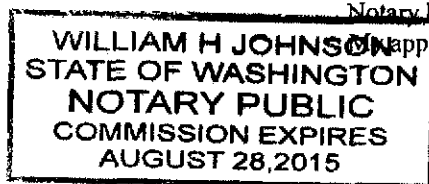
COUNTY OF Whatcom)

ss.

I certify that I know or have satisfactory evidence that Lydell L. Knudson and Jill Knudson, husband and wife, appeared before me and acknowledged that they signed this instrument as their free and voluntary act, for the uses and purposes mentioned in this instrument.

Dated: November 15, 2011

William H. Johnson
Signature of Notary Public
Notary Public in and for the State of Washington
My appointment expires: 8/28/2015



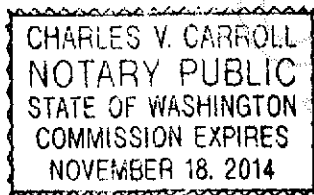
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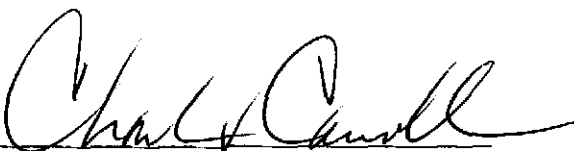
STATE OF WASHINGTON)
)
COUNTY OF Spokane)

ss.

I certify that I know or have satisfactory evidence that Floyd Klinkenberg is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Colene Alice Klinkenberg, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/14/11



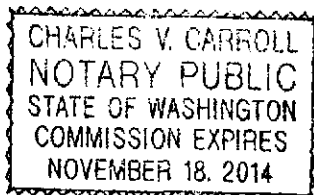

Signature of Notary Public
Notary Public in and for the State of Washington
My appointment expires: 11-18-2014

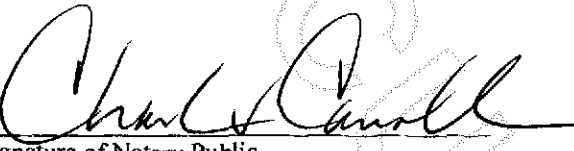
STATE OF WASHINGTON)
)
COUNTY OF Spokane)

ss.

I certify that I know or have satisfactory evidence that Floyd Frederick Klinkenberg is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of the Klinkenberg Trust dated 1993 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/14/11




Signature of Notary Public
Notary Public in and for the State of Washington
My appointment expires: 11-18-2014

F:\FILES\Clients\m-Knudson, Lydell & Jill\Knudson Klinkenburg, LLC\qcd eagle ridge strip.doc



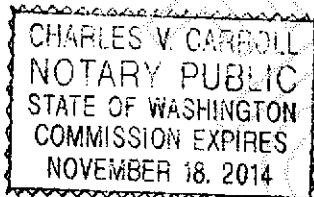
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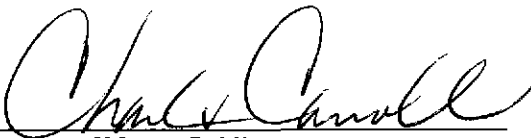
STATE OF WASHINGTON)
)
COUNTY OF SPOKANE)

ss.

I certify that I know or have satisfactory evidence that Floyd Frederick Klinkenberg, a single man, appeared before me and acknowledged that he signed this instrument as his free and voluntary act, for the uses and purposes mentioned in this instrument.

Dated: 11-30-2011




Signature of Notary Public
Notary Public in and for the State of Washington
My appointment expires: 11-18-2014



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Skagit County Auditor

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel B:

Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 23, Township 34 North, Range 3 E. of W.M.,
Thence North $0^{\circ}16'27''$ East along the East boundary of said subdivision, 315.33 feet;
Thence South $89^{\circ}37'20''$ East, 11.00 feet;
Thence South $0^{\circ}16'27''$ West, 315.35 feet, to the South line of the North Half of the Northwest Quarter of the Southwest Quarter of Section 23;
Thence North $89^{\circ}31'22''$ West, 11.00 feet to the point of beginning

AND commencing at the Southeast corner of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 23, Township 34 North, Range 3 E. of W. M.
Thence North $0^{\circ}16'27''$ East along the East boundary of said subdivision, 455.33 feet to the point of beginning;
Thence North $0^{\circ}16'27''$ East, continuing along said East boundary 175.00 feet to the South right-of-way of the McLean Road;
Thence South $89^{\circ}37'20''$ East along said right-of-way, 11.00 feet;
Thence South $0^{\circ}16'27''$ West 175.00 feet;
Thence North $89^{\circ}37'20''$ West, 11.00 feet to the point of beginning.

Situated in Skagit County, Washington.

Parcel C:

Commencing at the Southeast corner of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 23, Township 34 North, Range 3 East of the Willamette Meridian;
Thence North $0^{\circ}16'27''$ East along the East boundary of said subdivision a distance of 315.33 feet to the point of beginning;

Thence continuing along said East boundary North $0^{\circ}16'27''$ East a distance of 140.00 feet;
Thence South $89^{\circ}37'20''$ East a distance of 11.00 feet;
Thence South $00^{\circ}16'27''$ West a distance of 140.00 feet;
Thence North $89^{\circ}37'20''$ West a distance of 11.00 feet to the point of beginning.

Situated in Skagit County, Washington.



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