



201201250109
Skagit County Auditor

1/25/2012 Page 1 of 3 12:52PM

WHEN RECORDED RETURN TO

Name: Skagit River Ranch, LLC
Address: 28778 Utopia Rd
City, State, Zip: Sedro Woolley WA 98284



Land Title Company

FILED FOR RECORD AT REQUEST OF

Quit Claim Deed

THE GRANTOR George & Eiko Vojkovich a husband and wife

for and in consideration of mere change of identity
conveys and quit claims to Skagit River Ranch, LLC
the following described real estate, situated in the County of Skagit State of Washington,
together with all after acquired title of the grantor(s) therein.

SW SW 13-35-5 etal
See attached legal

P 39020
P 39018
P 40134
P 40133

P 40115
~~P 40113~~ JLV

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 165
JAN 25 2012

Dated 1/23/2012
George Vojkovich
(Individual)
Eiko Vojkovich
(Individual)

Amount Paid \$ 0
By Skagit Co. Treasurer
By JLV Deputy
(President)
By _____
(Secretary)

STATE OF WASHINGTON }
COUNTY OF Skagit } ss.

STATE OF WASHINGTON }
COUNTY OF _____ } ss.

On this day personally appeared before me George Vojkovich + Eiko Vojkovich
to me known to be the individual described in and who
executed the within and foregoing instrument, and acknowl-
edged that they signed the same as their
free and voluntary act and deed, for the uses and purposes
therein mentioned.

On this _____ day of _____, before me, the undersigned, a
Notary Public in and for the State of Washington, duly commissioned and
sworn, personally appeared _____ and

to _____ President and _____ Secretary,
representing _____ the corporation that
executed the foregoing instrument and acknowledged the said instrument to
be the free and voluntary act and deed of said corporation, for the uses and
purposes therein mentioned, and on oath stated that _____
authorized to execute the said instrument and that the seal affixed is the
official seal of said corporation.
I, the undersigned, a Notary Public in and for the State of Washington, do hereby certify that the seal hereo affixed the day and year first
above written.

GIVEN under my hand and official seal this
23 day of January, 2012
Shelley L. Newitt
Notary Public in and for the State of Washington,
residing at Mount Vernon
My appointment expires 3-9-2015

Notary Public in and for the State of Washington,
residing at _____
My appointment expires: _____

EXHIBIT "A"

Parcel A:

P 39020

That portion of the following described property lying Easterly of an existing fence line, (as the same existed on December 10, 1970), running in a generally North-South direction and being located 300 feet, more or less, West of the Minkler Road along the East line of said property.

The Southwest Quarter of the Southwest Quarter, Section 13, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT the following described tract:

Beginning at the Northwest corner of said Southwest Quarter of the Southwest Quarter; thence East along the North line of said subdivision 712 feet; thence South 4°06'55" East 695 feet 6 inches; thence South 85°54'05" West 308 feet 8 inches; thence South 4°06'55" East 358 feet to the North line of the County Road; thence West along said North line of the County Road to the West line of said subdivision; thence North along the West line of said subdivision to the point of beginning;

ALSO EXCEPT those portions conveyed to Skagit county for road purposes by deeds recorded April 3, 1897, April 11, 1910 and October 7, 1940 under Auditor's File Nos. 26234, 330511 and 78860, respectively;

Parcel B:

P 39018

The Southwest Quarter of the Southwest Quarter, Section 13, Township 35 North, Range 5 East of Willamette Meridian,

EXCEPT that portion, if any, lying within the bed of the Skagit River;

ALSO EXCEPT that portion lying Easterly of an existing fence line, running in a generally North-South direction and being located 300 feet, more or less, West of the Minkler Road along the East line of said property, as referred to in document recorded December 18, 1970, under Auditor's File No. 746929;

ALSO EXCEPT that portion thereof lying Southerly of Utopia Road as said road existed on April 5, 1984

ALSO EXCEPT those portions conveyed to Skagit County for road purposes by deeds recorded April 3, 1897, April 11, 1910 and October 7, 1940, under Auditor's File Nos. 26234, 78860 and 330511.

AND ALSO EXCEPT the following described tract:

Beginning at the Northwest corner of said Southwest Quarter of the Southwest Quarter; Thence East along the North line of said subdivision, 712 feet; Thence South 4°06'55" East 695 feet 6 inches; Thence South 85°54'05" West 308 feet 8 inches; Thence South 4°06'55" East 358 feet to the North line of the County Road; Thence West along said North line of the County road to the West line of said subdivision; Thence North along the West line of said subdivision to the point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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Skagit County Auditor

Exhibit A

PARCEL "A":

The North 1/2 of the Northeast 1/4 of the Northwest 1/4 and Government Lot 2 in Section 23, Township 35 North, Range 5 East, W.M., EXCEPT roads AND EXCEPT the North 398 feet of the East 30 feet of Government Lot 2 conveyed to School District No. 69.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

All that land conveyed to the State of Washington by deed recorded July 22, 1948, under Skagit County Auditor's File No. 420850, more specifically described as follows:

Beginning at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 (Government Lot 2), Section 23, Township 35 North, Range 5 East, W.M.; thence South 0 degrees 41' East a distance of 376.45 feet; thence South 31 degrees 45' West a distance of 532.05 feet; thence South 12 degrees 47' 30" West a distance of 316.5 feet; thence South 12 degrees 07' West a distance of 457 feet; thence South 77 degrees 53' East a distance of approximately 70 feet to the Westerly bank of the Skagit River and the true point of beginning of this description; thence North 77 degrees 53' West a distance of 300 feet; thence South 12 degrees 07' West a distance of approximately 1,150 feet to the South line of Government Lot 4, said Section, Township and Range; thence East along said South line a distance of approximately 250 feet to the Westerly bank of the Skagit River; thence Northerly, along said river bank to the true point of beginning.

Situate in the County of Skagit, State of Washington.

P 40134, P 40133
P 40115, P 40113

Exhibit B

SUBJECT TO: Continuation of farm and agricultural tax classification as disclosed by notice recorded May 19, 1971 and September 20, 1974, under Auditor's File Nos. 752847 and 807580; Easement recorded August 20, 1948, in Volume 229 of Deeds, page 121, recorded under Auditor's File No. 421849; Rights of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Skagit River; Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.



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