

When recorded return to:

Denise Tibbles  
1068 Beach Ave  
Marysville, WA 98270



201202150094  
Skagit County Auditor

2/15/2012 Page 1 of 4 3:45PM

Escrow Number: JM1672

GUARDIAN NORTHWEST TITLE CO.  
**QUIT CLAIM DEED**

Jm 1672

ACCOMMODATION RECORDING ONLY

THE GRANTOR SOMERSET PLACE LLC (SEE NOTE BELOW) AS TO PARCELS "A", "B" AND "C" AND JOHN R. TIBBLES AS TO PARCEL "D" for and in consideration of dissolution of marriage conveys and quit claims to DENISE TIBBLES, A SINGLE WOMAN, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

SEE EXHIBIT "A" ATTACHED HERETO.

Parcels "A", "B", "C" and "D" are fully described on Exhibit "A" attached hereto and are portions of the NE ¼ of the SE ¼ of Section 17, Township 34 North, Range 4 East, W.M.; and a portion of Corredig Addition in Volume 7 of Plats; and Lots 15 and 16 in Block 7 in Beale's Maple Grove Addition to Anacortes.

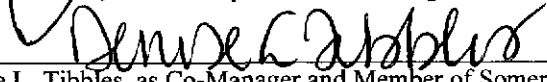
Subject to Matters of Record.

NOTE: Parcels "A", "B" and "C" are in the ownership of Somerset Place LLC whose sole members are John R. Tibbles and Denise L. Tibbles. Pursuant to the Decree of Dissolution entered in Skagit County Cause No. 11-3-00561-1 these parcels along with Parcel "D" were awarded to Denise L. Tibbles. Hence, this deed is intended to document the outcome of said Decree in the records of Skagit County.

Tax Parcel Number(s): P25664, P25601, P25600, P52631 and P56616

Dated: February 5, 2012.

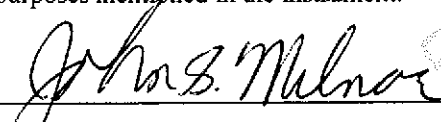
  
John R. Tibbles, Individually and as Co-Manager and Member of Somerset Place, LLC

  
Denise L. Tibbles, as Co-Manager and Member of Somerset Place, LLC

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that John R. Tibbles 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 individually and as Co-Manager and Member of Somerset Place LLC to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

Dated: Feb 15 2012

  
Notary Public in and for the State of Washington  
Residing at: Mount Vernon  
My appointment expires: 12/5/2014



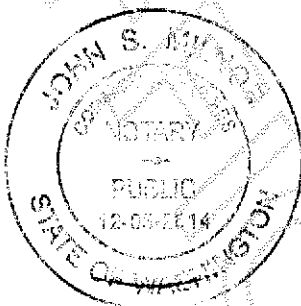
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2012391  
FEB 15 2012

Amount Paid \$0  
By John S. Mulnor Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Denise L. Tibbles is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Co-Manager and Member of Somerset Place LLC to be the free and voluntary aact of such party for the uses and purposes mentioned in the instrument.

Dated: Feb 15 2013



John S. Milnor  
Notary Public in and for the State of Washington

Residing at: Mount Vernon

My appointment expires: 12/9/2014



## EXHIBIT "A"

### PARCEL A:

That portion of the Northeast Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of the county road 767.80 feet West and 30.00 feet South of the Northeast corner of said subdivision, said point being the Northwest corner of a tract conveyed to James V. Whited, et ux by deed dated May 2, 1962, recorded May 3, 1962, in Volume 323 of Deeds, page 117, under Auditor's File No. 621113, records of Skagit County, Washington; thence West a distance of 138.90 feet; thence South to the Northeast corner of Tract A, CORREDIG ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 14, records of Skagit County, Washington; thence South 89 degrees 38'45" East along the North line of said Tract A extended East, to a point 102.00 feet East of the Northwest corner of said Tract A; thence continue in an Easterly direction in a straight line a distance of 99.00 feet, more or less, to the Southwest corner of the aforementioned Whited tract; thence North along the West line of said Whited tract to the point of beginning;

EXCEPT the North 10.00 feet thereof conveyed to the City of Mount Vernon by deed recorded under Auditor's File No. 843205, records of Skagit County, Washington;

ALSO EXCEPTING that portion conveyed to the State of Washington on August 30, 1991, under Auditor's File No. 9108300069, records of Skagit County, Washington.

### PARCEL B:

That portion of CORREDIG ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 14, records of Skagit County, Washington, and of the Northeast Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of Tract A of CORREDIG ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 14, records of Skagit County, Washington; thence South 89 degrees 38'45" East along the North line of said Tract A extended East to a point 102.00 feet East of the Northwest corner of said Tract A, said point being the true point of beginning; thence South 00 degrees 12'39" East, a distance of 150.00 feet; thence North 89 degrees 38'45" West, a distance of 102.00 feet to a point on the East line of 19<sup>th</sup> Street; thence South along the East line of said 19<sup>th</sup> Street to a point 210.00 feet South of the Northwest corner of said Tract A; thence East along a line that is parallel with and 210.00 feet South of the North line of Tract A and the projection thereof, a distance of 102.00 feet; thence South 00 degrees 12'30" East, a distance of 107.75 feet, more or less to the North line of Tract B of said CORREDIG ADDITION; thence East a distance of 199.00 feet, more or less, to the Southeast corner of a tract conveyed to Joseph P. Souza, et ux, by deed dated May 7, 1962, recorded May 7, 1962, in Volume 323 of Deeds, page 184, under Auditor's File No. 621248, records of Skagit County, Washington; thence North parallel with the East line of said Souza tract a distance of 317.00 feet, more or less, to the Southeast corner of a tract conveyed to James V. Whited, et ux, by deed dated May 2, 1962, recorded May 3, 1962, in Volume 323 of Deeds, page 117, under Auditor's File No. 621113, records of Skagit County, Washington; thence Westerly along the South line of said Whited tract a distance of 100.00 feet, more or less, to the Southwest corner of said tract; thence Westerly in a straight line a distance of 99.00 feet, more or less, to the true point of beginning.



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**PARCEL C:**

That portion of the Northeast Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 906.70 feet West of the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence West 95.00 feet; thence South 229.25 feet; thence East 95.00 feet; thence North 229.25 feet to the point of beginning;

EXCEPT State Highway along the North line thereof;

AND EXCEPT the North 10.00 feet and the West 32.69 feet of the above described premises as conveyed to the City of Mount Vernon by instrument recorded December 7, 1979, under Auditor's File No. 7912070008, records of Skagit County, Washington;

AND ALSO EXCEPT that portion conveyed to the State of Washington on August 30, 1991, under Auditor's File No. 9108300069, records of Skagit County, Washington.

**PARCEL D:**

Lots 15 and 16, Block 7, BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES, as per plat recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.



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