



201204230120
Skagit County Auditor

4/23/2012 Page 1 of 17 9:33AM

Land Traco.
RETURN TO:

JOHN W. HICKS
SCHACHT & HICKS, INC., P.S.
PO BOX 1165
MOUNT VERNON WA 98273

DOCUMENT TITLE: Quit Claim Deed

GRANTOR: NELSON, JERRY C.
NELSON, MARILY J. aka NELSON, Marily

GRANTEE: NELSON PROPERTIES, LLC

ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT "A" OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER AND ABBREVIATED LEGAL DESCRIPTIONS:

P15514 Ptn Gov Lt 6 aka Tr B s/p 45-81, Sec 8, T 33 N, R3E WM

P15877 Ptn S 1/2 of the SW 1/4, Sec 15 T 33 N, R3E WM

P15892 Ptn S 1/2 S 1/2 NW 1/4, Sec 15 T 33 N, R3E WM

P15901 Ptn NE 1/4 SW 1/4, Sec 15 T 33 N, R3E WM

P15903 Ptn NW 1/4 SW 1/4, Sec 15 T 33 N, R3E WM

P15905 Ptn SW 1/4 SW 1/4, Sec 15 T 33 N, R3E WM

P15907 Ptn SE 1/4 SW 1/4, Sec 15 T 33 N, R3E WM

P15924 Ptn SE 1/4 NE 1/4, Sec 15 T 33 N, R3E WM

P15941 Ptn NE 1/4 SE 1/4, Sec 15 T 33 N, R3E WM

P15994 Ptn Tract 2 s/p 47-79, Sec 22, T 33 N, R3E WM

P15995 Ptn Tract 2 s/p 47-79, Sec 22, T 33 N, R3E WM

P15996 Ptn Tract 2 s/p 47-79, Sec 22, T 33 N, R3E WM

P16072 Ptn SE 1/4 SW 1/4, Sec 24, T 33 N, R3E WM

P16073 Cabins outside Dike SE 1/4 SW 1/4, Sec 24, T 33 N, R3E WM

P16077 Ptn NW 1/4 SE 1/4, Sec 24, T 33 N, R3E WM

P16078 Ptn SW 1/4 SE 1/4, Sec 24, T 33 N, R3E WM

P16110 Ptn NE 1/4 NW 1/4, Sec 24, T 33 N, R3E WM

P16080 Ptn SE 1/4 SW 1/4, Sec, 24, Ptn Lot 2 s/p 90-036, Sec 24,
T 33 N, R3E WM

P19662 Ptn Lot 1, Sec 1, Twp 34 N, R2 & 3 E WM
 P21145 Ptn Gov Lot 3, Sec 6, Twp 34 N, R3E WM
 P21146 Ptn Gov Lot 4, Sec 6, Twp 34 N, R3E WM
 P21147 Ptn Gov Lot 5, Sec 6, Twp 34 N, R3E WM
 P21148 Ptn Gov Lot 6, Sec 6, Twp 34 N, R3E WM
 P21149 Ptn Gov Lot 7, Sec 6, Twp 34 N, R3E WM
 P21163 Ptn Lot 1 E of Tele slo, Sec 7, Twp 34 N, R3E WM
 P21167 Ptn Lot 2 E of W side of Tele Slo, Sec 7 Twp 34 N, R3E WM
 P21176 Ptn Lot 7, Sec 7, Twp 34 N, R3E WM
 P21195 Ptn NE 1/4 NW 1/4, Sec 7, Twp 34 N, R3E WM
 P21196 Ptn SE 1/4 NW 1/4, Sec 7, Twp 34 N, R3E WM
 P21197 Ptn SE 1/4 NW 1/4 & NE 1/4 SW 1/4, Sec 7, Twp 34 N, R3E WM
 P21198 Ptn NE 1/4 SW 1/4, Sec 7, Twp 34 N, R3E WM

 P21178 Lots 8 and 11, Sec 7, Twp 34 N, R3E

 P15954 Ptn S 1/2 of the NE 1/4, Sec 17, Twp 33 N, R3E WM

 P15960 Ptn NE 1/4, NE 1/4, Sec 17, Twp 33 N, R3E WM
 P15955 Ptn NE 1/4, Sec 17, Twp 33 N, R3E WM

 P16013 Ptn Tract 2 s/ 47-79, NW 1/4 NW 1/4, Sec 22, Twp 33 N,
 R3E WM

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX
 2012 1084
 APR 23 2012

QUIT CLAIM DEED

Amount Paid \$0
 Skagit Co. Treasurer
 By *MAM* Deputy

THE GRANTOR, JERRY C. NELSON, MARILY J. NELSON aka MARILY NELSON, husband and wife, for and in consideration of ONE DOLLAR (\$1.00) conveys and quit claims to NELSON PROPERTIES, LLC all present and after acquired interest in and to the following described real estate, situate in the county of Skagit, state of Washington, to wit:

That property described in EXHIBIT "A" attached hereto and by reference made a part hereof.



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Tract "B" of Short Plat No. 45-81 approved July 14, 1981, and recorded July 14, 1981, as Auditor's File No. 8107140009 in Book 5 of Short Plats, pages 99 and 100, records of Skagit County, Washington, being a portion of Government Lot 6, in Section 8, Township 33 North, Range 3 East, W.M.

Except that certain easement for ingress and egress given and granted WILLIAM M. SUMMERS, his heirs, successors, administrators and assigns, forever, in, over, across, under and along the East 30 feet of said Tract "B" of the MAYETTA SUMMERS Short Plat No. 45-81, which easement is dated the 1st day of September, 1981, recorded the 2nd day of September, 1981, under Auditor's File No. 8109020054, in Volume 451, Page 557, the official records of Skagit County.

MAYETTA SUMMERS reserves, however, to herself, her heirs, successors, administrators, personal representatives and assigns, the 30-foot easement for ingress, egress and utilities as set forth on the face of the Short Plat across the East 30 feet of Tract B, as hereinabove described.

P15514

EXHIBIT "A" - page 1



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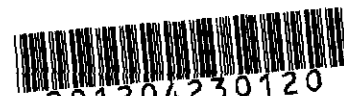
A tract of land bounded and described thus:

Beginning at the southeast corner of the SW 1/4 of Section 15, Township 33 North, Range 3 East W.M.; thence North on the North and South center line of said Section to the North line of the S 1/2 of the S 1/2 of the NW 1/4 of said Section 15; thence West along said North line of the S 1/2 of the S 1/2 of the NW 1/4 to a point on the East line of Section 16 of said Township which is 30 and 18/100 chains South of the corner common to Sections 9, 10, 15 and 16 of said township; thence continue west to the east line of the Permanent Highway No. 12; thence Southerly along the East line of said highway to the Northerly right of way line of the Brown Slough Dike; thence Easterly along said dike right of way line to the Olof Polson Road; thence following the said road to the center of Brown Slough; thence Southerly and Easterly along the center of Brown Slough to the South line of Section 15 aforesaid; thence East on said South line of said Section to the place of beginning, EXCEPTING the following described tracts:

A tract in the SW 1/4 of said Section 15 beginning 20 feet west of the Southeast corner of said SW 1/4; thence North 1059.6 feet parallel with the East line of said SW 1/4; thence West 1440 feet to the East bank of a certain slough; thence Southerly along the East bank of said slough to Brown Slough, near the West line of the SE 1/4 of said SW 1/4 of said Section; thence Southeasterly along the North bank of Brown Slough to the South line of Section 15; thence East 500 feet, more or less, to the place of beginning; Also a tract of land in the Southwest 1/4 of said Section 15 beginning in the center of Brown Slough 1200 feet; 3/7/10 feet West and 268 feet, more or less, North of the South quarter corner of said Section 15; thence North to the center line of a certain slough emptying into Brown Slough located 318 feet North of the South line of said Section 15; thence Northerly along the center line of said Slough to a point 1665 and 3/10 feet North of the South line of said Section 15; thence West parallel with the South line of said Section 15 to the center of Brown Slough; thence Southerly and Easterly along the center line of Brown Slough to close; Excepting also right of way of dike and drainage districts and roads.

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EXHIBIT "A" - page 2



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That portion of Tract 2 of Short Plat No. 47-79, approved November 23, 1981 and recorded November 24, 1981, under Auditor's File No. 8111240014, lying within Government Lots 2 and 3 of Section 22, Township 33 North, Range 3 East, W.M.

EXCEPT that portion lying Northerly of the Southerly line of Fir Island County Road,

AND EXCEPT That portion conveyed to Skagit County Consolidated Diking District No. 22, a municipal corporation, by deed recorded September 11, 1992, under Auditor's File No. 9209110110 and described as follows:

A strip of land 100 feet wide, lying in the North $\frac{1}{2}$ of Section 22, Township 33 North, Range 3 East, W.M., said strip of land being 50 feet on each side of the following described centerline:

Beginning at the North $\frac{1}{4}$ corner of Section 22, Township 33 North, Range 3 East, W.M.;

thence south $31^{\circ}14'59''$ West a distance of 1,358.88 feet to the true point of beginning;

thence South $30^{\circ}17'12''$ West 131.65 feet to the beginning of the curve, said curve having a central angle of $64^{\circ}21'14''$, a radius of 115.00 feet, chord bearing South $01^{\circ}53'25''$ East and a chord distance of 122.48 feet;

thence along said curve for an arc distance of 129.17 feet to and of curve;

thence South $34^{\circ}04'03''$ East a distance of 101.10 feet which said point being the end of described centerline of a 100 foot wide strip of land, AND EXCEPT existing dike rights of way.

Situate in the County of Skagit, State of Washington.

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P15996

EXHIBIT "A" - page 3



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PARCEL "A":

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 33 North, Range 3 East, W.M., lying Southwesterly of a slough known as Freshwater Slough and East of slough known as Wylie Slough which runs Southerly from Freshwater Slough to a point on the South line of the Southwest 1/4, 1,490 feet, more or less, East of the Southwest corner of said Section and Southerly of the South line of Mann Road as conveyed to Skagit County by deed recorded under Auditor's File No. 427519.

ALSO, That portion of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 33 North, Range 3 East, W.M., lying between Freshwater Slough and a slough running Northerly from said slough to a point in the North line of Section 25, which is 1,490 feet, more or less, East of the Northwest corner thereof, EXCEPT road AND EXCEPT the following described tract:

Beginning at a point in the South line of said Section 24, said point lying North 89°14'59" East, 2,114.76 feet from the Southwest corner of said Section;
thence North 50°43' East 691.86 feet;
thence South 21°11' West 56.95 feet;
thence South 14°23' West 145.80 feet;
thence South 43°19'30" West 330.81 feet to a point on the Section line which is North 89°14'50" East 252.31 feet from the point of beginning;
thence continue South 43°19'30" West 331.79 feet;
thence South 29°40' West 137.80 feet;
thence South 54°51'30" West 360.50 feet;
thence South 65°14'30" West 237.02 feet;
thence North 34°55' West 164.91 feet;
thence North 50°43' East 834.87 feet to the point of beginning, containing 6.2 acres, more or less.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the West ½ of the Southeast 1/4 of Section 24, Township 33 North, Range 3 East, W.M., described as follows:

EXHIBIT "A" - page 4



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Beginning at a point 760.4 feet South of the Northwest corner of said Southeast 1/4;
thence East at right angles to the East line of said West ½ of said Southeast 1/4;
thence South to the Northerly boundary of Freshwater Slough;
thence Westerly along said Northerly boundary to the West line of said Southeast 1/4;
thence North to the point of beginning, EXCEPT that portion conveyed to Diking District No. 2 by Rebecca D. Mann by deed recorded in Volume 41 of Deeds, page 80, EXCEPT that portion conveyed to Skagit County by deed filed under Auditor's File No. 444548 and recorded in Volume 238 of Deeds, page 790, AND EXCEPT all road, dike and ditch rights of way, AND ALSO EXCEPT the following described tract:

Beginning at the Northwest corner of the Southwest 1/4 of said Section 24;
thence South 1°51'10" West, along the West line of said Southwest 1/4 of Section 24, a distance of 1,312.11 feet to a point which bears North 1°51'10" East, a distance of 1,329.47 feet from the Southwest corner of said Southwest 1/4 of Section 24;
thence South 88°25'26" East, along the centerline of the County Road and the Easterly projection thereof, a distance of 2,671.43 feet;
thence South 1°31'00" West, a distance of 264.46 feet to the true point of beginning of this description;
thence continuing South 1°31'00" West, a distance of 58.00 feet to a point on the North right of way line of the County Road, which right of way line is 20.00 feet distant, when measured at right angles, from the centerline of said County Road;
thence South 45°29'30" East along said North right of way line, a distance of 33.65 feet;
thence along a curve of said North right of way line, to the left, having a radius of 1,580.00 feet, an arc distance of 207.85 feet;
thence South 53°01'45" East, along said North right of way line, a distance of 109.86 feet;
thence North 1°31'00" East, a distance of 276.00 feet to a point that bears South 88°29'00" East from the true point of beginning;
thence North 88°29'00" West, a distance of 275.00 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A" - page 5



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SUBJECT TO: Easements and restrictions of record as disclosed by Land Title Company of Skagit County, Order No. T-66225.

ALSO SUBJECT TO: Land Tax Classification designated by RCW 84.34, which land tax classification Grantees agree to assume and continue to pay according to the terms and conditions thereof, including any penalties or interest for violation of said classification which may be incurred from and after the date of this deed.

P16072
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P16110

EXHIBIT "A" - page 6



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PARCEL "A"

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 33 North, Range 3 East, W.M., lying Southwesterly of a slough known as Freshwater Slough and East of slough known as Wylie Slough which runs Southerly from Freshwater Slough to a point on the South line of the Southwest 1/4, 1,490 feet, more or less, East of the Southwest corner of said Section and Southerly of the South line of Mann Road as conveyed to Skagit County by deed recorded under Auditor's File No. 427519.

ALSO, that [portion of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 33 North, Range 3 East, W.M., lying between Freshwater Slough and a slough running Northerly from said slough to a point in the North line of Section 25, which is 1,490 feet, more or less, East of the Northwest corner thereof, EXCEPT road AND EXCEPT the following described tract:

Beginning at a point in the South line of said Section 24, said point lying North 89°14'59" East, 2,114.76 feet from the Southwest corner of said Section;
thence North 50°43' East 691.86 feet;
thence South 21°11' West 56.95 feet;
thence South 14°23' West 145.80 feet;
thence South 43°19'30" West 330.81 feet to a point on the Section line which is North 89°14'50" East 252.31 feet from the point of beginning;
thence continue South 43°19'30" West 331.79 feet;
thence South 29°40' West 137.80 feet;
thence South 54°51'30" West 360.50 feet;
thence South 65°14'30" West 237.02 feet;
thence North 34°55' West 164.91 feet;
thence North 50°43' East 834.87 feet to the point of beginning, containing 6.2 acres, more or less.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the West ½ of the Southeast 1/4 of Section 24, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at a point 760.4 feet South of the Northwest corner of said Southeast 1/4;
thence East at right angles to the East line of said West ½ of said Southeast 1/4;
thence South to the Northerly boundary of Freshwater Slough;
thence Westerly along said Northerly boundary to the West line of said Southeast 1/4;

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thence North to the point of beginning, EXCEPT that portion conveyed to Diking District No. 2 by Rebecca D. Mann by deed recorded in Volume 41 of Deeds, Page 80, EXCEPT that portion conveyed to Skagit County by deed filed under Auditor's File No. 444548 and recorded in Volume 238 of Deeds, page 790, AND EXCEPT all road, dike and ditch rights of way, AND ALSO EXCEPT the following described tract:

Beginning at the Northwest corner of the Southwest 1/4 of said Section 24;

thence South 1°51'10" West, along the West line of said Southwest 1/4 of Section 24, a distance of 1,312.11 feet to a point which bears North 1°51'10" East, a distance of 1,329.47 feet from the Southwest corner of said Southwest 1/4 of Section 24;

thence South 88°25'26" East, along the centerline of the County Road and the Easterly projection thereof, a distance of 2,671.43 feet;

thence South 1°31'00" West, a distance of 264.46 feet to the true point of beginning of this description;

thence continuing South 1°31'00" West, a distance of 58.00 feet to a point on the North right of way line of the County Road, which right of way line is 20.00 feet distant, when measured at right angles, from the centerline of said County Road;

thence South 45°29'30" East along said North right of way line, a distance of 33.65 feet;

thence along a curve of said North right of way line, to the left, having a radius of 1,580.00 feet, an arc distance of 207.85 feet;

thence South 53°01'45" East, along said North right of way line, a distance of 109.86 feet;

thence North 1°31'00" East, a distance of 276.00 feet to a point that bears South 88°29'00" East from the true point of beginning;

thence North 88°29'00" West, a distance of 275.00 feet to the true point of beginning.

Situation in the County of Skagit, State of Washington.

TOGETHER WITH That portion of Lot 2 of Short Plat No. 90-036, approved February 13, 1992, recorded February 14, 1992 in Book 10 of Short Plats, pages 58 and 59, under Auditor's File No. 9202140012 and being a portion of the West ½ of the East ½ of the Southeast 1/4 of Section 24, Township 33 North, Range 3 East, W.M., lying Northerly of Mann Road and Westerly of the centerline of the drainage slough shown on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.

P16080

EXHIBIT "A" - page 8



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Government Lot 1, Section 1, Township 34 North, Range 2 East, W.M.; Government Lots 3, 4, 5, 6 and 7 of Section 6; the Northeast 1/4 of the Northwest 1/4 and that portion of Government Lot 1, lying East of Telegraph Slough, and that portion of Government Lot 7, lying West of Indian Slough, Section 7; all in Township 34 North, Range 3 East, W.M.

ALSO beginning at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 34 North, Range 3 East, W.M. running South on the half section line to the point of intersection of the Great Northern Railroad right of way; thence Westerly a distance of about 20 feet; thence North parallel to the half section line to the North line of the Southeast 1/4 of the Northwest 1/4 to a point 17 feet West of the place of beginning; thence East to the Point of Beginning, being the East 17 feet of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 North of the Great Northern Railroad right of way. EXCEPT dike, ditch and county road rights of way.

ALSO that portion of Government Lot 2, East of Telegraph Slough and the Southeast 1/4 of the Northwest 1/4 and that portion of the Northeast 1/4 of the Southwest 1/4 lying North of the Great Northern Railway in Section 7, Township 34 North, Range 3 East, W.M.

ALSO EXCEPT: that portion of Government Lot 1, Section 1, Township 34 North, Range 2 East, W.M.; those portions of Government Lots 3, 4, 5, 6, and 7, Section 6, Township 34 North, Range 3 East, W.M.; and those portions of Government Lots 1, 2 and 7, Section 7, Township 34 North, Range 3 East, W.M. fully described in that certain quit claim deed dated November 14, 1995, and recorded under Skagit County Auditor's File No. 9710140063.

- P19662
- P21145
- P21146
- P21147
- P21148
- P21149
- P21163
- P21167
- P21176
- P21195
- P21196
- P21197
- P21198



A strip of land, twenty (20) feet in width along and adjoining the west lines of Lots 8 and 11, in Section 7, Township 34, North of Range 3 East of the Willamette Meridian.

P21178

EXHIBIT "A" - page 10



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UNOFFICIAL

That portion of the S $\frac{1}{4}$ of the SW 1/4 of Section 15, Township 33 North, Range 3 E., W.M., described as follows:

Beginning 20 feet West of the Southeast corner of said subdivision; thence North 1,059.6 feet parallel with the East line of said subdivision; thence West 1,440 feet to the East bank of that certain slough referred to in Deed from Alfred Polson, et ux, to Conrad Axelson dated October 25, 1917, recorded November 3, 1917, under Auditor's File No. 121982 records of Skagit County, Washington; thence Southerly along the East bank of said slough to Brown Slough as the same existed on September 29, 1873; thence continue Southerly along said Brown Slough to the South line of said subdivision; thence East 500 feet, more or less, to the point of beginning;

EXCEPT dike right of way;

ALSO EXCEPT that portion thereof conveyed to Skagit County for road purposes by Deed dated October 21, 1955, recorded October 28, 1955, recorded under Auditor's File No. 526390 records of Skagit County, Washington,

ALSO except the following described tract:

Beginning at the Southeast corner of said subdivision; thence Westerly along the south line of said subdivision 20 feet to the TRUE POINT OF BEGINNING; thence Northerly parallel with th East line of said subdivision 690 feet, more or less, to the center of Hoff's Slough, as the same existed on 1-31-1973; thence Westerly and Southerly along the centerline of said Slough 800 feet, more or less, to the South line of said subdivision; thence Easterly along said South line 150 feet, more or less, to the TRUE POINT OF BEGINNING.

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EXHIBIT "A" - page 11



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That portion of the south ½ of the Northeast 1/4 of Section 17, Township 33 North, Range 3 East, W.M. lying north and East of the dike right of way and embraced within the boundaries of the following described tract:

Beginning at the Northeast corner of said Section 17; thence South along the East line of said Section 1953.6 feet to the true point of beginning of this description; thence West 2488.71 feet to the approximate right of way line of Dike District No. 15; thence South 8°47' West 102.7 feet; thence South 41°57'30" East 624.47 feet; thence South 71°52'30" East 208.10 feet; thence South 89°43' East 464.34 feet; thence South 68°45' East 165.36 feet; thence South 10 feet to the centerline of a certain drainage ditch; thence North 88°43' East along the centerline of said ditch 1272.1 feet to the East line of said Section 17; thence North along the East line of said section, 675.7 feet to the point of beginning.

P15954

EXHIBIT "A" - page 12



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A tract of land in the Northeast Quarter of Section 17, Township 33 North, Range 3 East, W.M. as follows:

Beginning at the Northeast corner of said Section 17; thence S 89°43' West along Section line, 622.5 feet; thence south 1306.3 feet to the centerline of a certain ditch; thence North 88°43' East along said ditch centerline, 622.57 feet to the East line of said Section 17; thence North 1297.4 feet to the place of beginning.

A tract of land in the Northeast Quarter of Section 17, Township 33 North, Range 3 East, W.M., as follows:

From the Northeast corner of said Section 17, run South, along section line, 1297.4 feet to the true point of beginning, which point is in the centerline of a certain drainage ditch; thence South 88°43' West, along ditch centerline, 2605.5 feet to the approximate right of way line of Dike District No. 15; thence South 1°16' West 357.35 feet; thence South 50°20' East 185.5 feet; thence South 8°47' West 125.53 feet; thence East 2488.71 feet to the East line of Section 17; thence North 656.2 feet to the place of beginning.

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P15955

EXHIBIT "A" - page 13



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That portion of Tract 2 of Short Plat No. 47-79, approved November 23, 1981, and recorded November 24, 1981, under Auditor's File No. 8111240014, lying within the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 33 North, Range 3 East, W.M., EXCEPT the West 346 feet thereof, and EXCEPT that portion lying Northerly of the Southerly line of County Road known as Fir Island Road.

P16013

EXHIBIT "A" - page 14



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