


**RECORDED AT THE REQUEST OF AND
AFTER RECORDING RETURN TO:**

Graham & Dunn PC
2801 Alaskan Way, Suite 300
Seattle, Washington 98121
Attention: Douglas J. Smart


201207110024
Skagit County Auditor
7/11/2012 Page 1 of 4 10:33AM

GUARDIAN NORTHWEST TITLE CO.

100348

QUITCLAIM DEED

Grantor: PEOPLES BANK, a Washington banking corporation

Grantee: PBWA PROPERTIES, LLC, a Washington limited liability company

Legal Description:

Abbreviated: PTN OF SE-NW AND SW-NW OF SECTION 15, TOWNSHIP
34, RANGE 4 W.M., SKAGIT COUNTY, WASHINGTON

Full: See Exhibit A attached hereto

Tax Parcel Number: 340415-2-015-0115 (P24856); 340415-2-012-0126 (P24835);
340415-2-014-0025 (P24851)

QUITCLAIM DEED

GRANTOR, PEOPLES BANK, a Washington banking corporation, for and in consideration of NO DOLLARS (\$0.00) and other good and valuable consideration, conveys and quit claims to PBWA PROPERTIES, LLC, a Washington limited liability company, all of Grantor's right, title and interest in the real property situated in the County of Skagit, State of Washington, including any after acquired right, title and interest in and to the said real property more particularly described on Exhibit A attached hereto.

Dated: June 27, 2012.

GRANTOR:

PEOPLES BANK, a Washington banking corporation

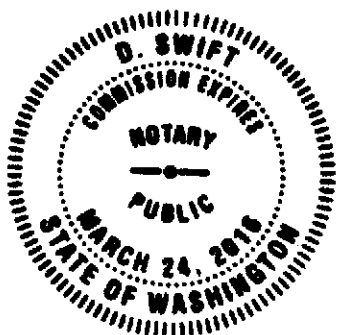
By: [Signature]
Print Name: Charles Guildner
Title: EVP, CO

STATE OF WASHINGTON)

COUNTY OF Whatcom)

I certify that I know or have satisfactory evidence that Charlie Guildner is the person who appeared before me, who signed this instrument as EVP, CO of the PEOPLES BANK, a Washington banking corporation, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument, and on oath stated he was authorized to execute said instrument.

Dated: June 27, 2012



[Signature]
Print Name: D. Swift
NOTARY PUBLIC in and for the State of
Washington, residing at Bellingham, WA.
My appointment expires: 3.24.16

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20122052
JUL 11 2012

Amount Paid \$0
By MAN Skagit Co. Treasurer Deputy

m38565-1768596.doc



201207110024
Skagit County Auditor

**EXHIBIT A
TO
QUITCLAIM DEED**

Legal Description

PARCEL "D":

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section; thence South along the West line thereof 20 feet to the Southerly line of McLoughlin Road and the true point of beginning; thence continuing South along said West line 666.63 feet to the Northwest corner of that certain parcel described in real estate contract in favor of Kenneth Moore and Phyllis Marie Moore and recorded under Auditor's File No. 8305270054; thence East along the North line of said Moore parcel and said line extended 980.15 feet; thence North parallel to the West line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ 666.36 feet, more or less, to the South line of McLoughlin Road; thence West along the South line to the point of beginning.

PARCEL "E":

The East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 34 North, Range 4 East, W.M.,

EXCEPT the North 20 feet thereof;

ALSO EXCEPT that portion conveyed to the State of Washington, for highway purposes by deed dated May 29, 1986, and recorded under Auditor's File No. 8610010020, records of Skagit County, Washington;

AND ALSO EXCEPT from all of the above, the South 616 feet thereof.

TOGETHER WITH a 20.00 foot wide easement for utilities over, under and across the East 20.00 feet of the West 180.00 feet of the following described tract:

Beginning at the Southeast corner of the above described subdivision; thence North $0^{\circ}37'39''$ East 40.00 feet along the East line of said subdivision to the Northerly margin of that certain right-of-way conveyed to the State of Washington by deed recorded under Auditor's File No. 8610010020, East College Way, and being the true point of beginning; thence continue North $0^{\circ}37'39''$ East 271.00 feet along said East subdivision line; thence North $89^{\circ}30'17''$ West 92.00 feet parallel with the South line of said subdivision; thence North $0^{\circ}37'39''$ East 163.00 feet; thence North $89^{\circ}15'47''$ West 245.93 feet to the West line of said subdivision; thence South $0^{\circ}39'20''$ West 435.04 feet along said West line to the North margin of said East College Way at a point bearing North $89^{\circ}30'17''$ West from the true point of beginning; thence South $89^{\circ}30'17''$ East 338.14 feet along said North margin of East College Way to the true point of beginning.



PARCEL "F":

The West ½ of the East ½ of the Southwest ¼ of the Northwest ¼ of Section 15, Township 34 North, Range 4 East, W.M.;

EXCEPT State Road No. 1-G running along the South line thereof as conveyed to the State of Washington by deed recorded September 6, 1938, in Volume 175 of Deeds, page 303, records of Skagit County, Washington,

ALSO EXCEPT from the above described tract the South 626 feet thereof;

ALSO EXCEPT the North 30 feet thereof as deeded to the City of Mount Vernon in deed dated October 24, 1984 and recorded under Auditor's File No. 8412270016.

PARCEL "F-1":

A non-exclusive easement for ingress, egress and underground utilities over and across the West 30 feet of Tracts "A" and "B" of Short Plat No. MV-5-82, approved August 23, 1982 and recorded August 24, 1982 under Auditor's File No. 8208240024, in Volume 6 of Short Plats, page 10, records of Skagit County, Washington, as conveyed and set forth in that certain "Easement and Development Agreement" recorded November 30, 1982, under Auditor's File No. 8211300047.

PARCEL "G":

The West ½ of the Southwest ¼ of the Northwest ¼ of Section 15, Township 34 North, Range 4 East, W.M., in the County of Skagit, State of Washington,

EXCEPT the South 511 feet thereof,

EXCEPT that portion conveyed to the City of Mount Vernon by Quit Claim Deeds recorded under Auditor's File Nos. 8412270017 and 9207280047, records of Skagit County, Washington,

ALSO EXCEPT County roads,

AND ALSO EXCEPTING from the above described tract the West 177.00 feet (as measured from the East right-of-way margin of Martin Road as conveyed to the City of Mount Vernon by Quit Claim Deed recorded under Auditor's File No. 9207280047) of the South 185.00 feet thereof.

TOGETHER WITH a 20.00 foot wide easement for utilities over, under and across the South 20.00 feet of the last described exception.

