

Recording Requested by And
When Recorded Mail To:



201207160174
Skagit County Auditor

7/16/2012 Page 1 of 4 3:56PM

Kenneth A. Bloch
WOLFSTONE, PANCHOT & BLOCH, P.S., INC.
1111 Third Avenue, Suite 1800
Seattle, Washington 98101

Grantor: JAMES J. SULLIVAN AND MARGARET K.
SULLIVAN LIVING TRUST DATED
DECEMBER 19, 2000

Grantee: JAMES AND MARGARET SULLIVAN THREE, LLC

Legal Description (abbreviated): (10.0000 ac) E 1/2 S 1/2 SW 1/4 SW 1/4 Less Rd

Full legal description on page A-1.

Assessor's Tax Parcel ID#: P28037

Reference Nos. of Documents
Released or Assigned: N/A

QUIT CLAIM DEED

THE GRANTORS, James J. Sullivan and Margaret K. Sullivan, Trustees of the James J. Sullivan and Margaret K. Sullivan Living Trust dated December 19, 2000, for and in consideration of the beneficial ownership interest in Grantee and other good and valuable consideration, convey and quit claim to JAMES AND MARGARET SULLIVAN THREE, LLC, a Washington limited liability company, the undivided interest of the Trust in the real estate described on Page A-1, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantors therein.

QUIT CLAIM DEED - 1

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 2108
JUL 16 2012

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

FULL LEGAL DESCRIPTION

The East ½ of the South 20 acres of the following described tract:

The West ½ of the Southwest ¼ of Section 28, Township 34 North, Range 4 East, W.M., EXCEPT road rights-of-way, AND ALSO EXCEPT that certain 70 foot wide strip of land conveyed to the City of Mount Vernon for road purposes, by Deed dated May 12, 1933 and recorded July 22, 1933 under Auditor's File No. 257121 in Volume 163 of Deeds, page 33, records of Skagit County, Washington.

TOGETHER WITH: See Exhibit A attached hereto and by this reference made a part hereof.



EXHIBIT "A"

"TOGETHER WITH a non-exclusive easement for ingress and egress, roadway and utilities, over, under and across a tract of land 60 feet in width lying 30 feet on each side of the following described centerline, all being in the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., the centerline of said tract being more particularly described as follows:

Commencing at a concrete monument at the intersection of Crosby Drive and Cedar Hills Drive, as shown on the Plat of Cedar Hills No. 3, as recorded in Volume 9 of Plats, at pages 36 and 37, records of Skagit County, Washington; thence South 1 degree 17'17" West along the centerline of Cedar Hill Drive a distance of 150.11 feet to the South line of said Plat, being also the true point of beginning; thence continue South 1 degree 17'17" West, a distance of 49.89 feet to the beginning of a curve to the right; thence along the arc of said curve having a radius of 875.00 feet through a central angle of 14 degrees 59'43", an arc distance of 229.00 feet to a point of compound curvature to the right; thence along the arc of said curve to the right having a radius of 325.00 feet through a central angle of 57 degrees 08'00", an arc distance of 324.08 feet to the point of reverse curvature to the left; thence along the arc of said curve to the left having a radius of 452.76 feet through a central angle of 43 degrees 08'22", an arc distance of 340.90 feet to the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 28, said Northeast corner being the terminus of said centerline;

EXCEPT that portion thereof lying Southerly of the North line of the South 20 acres of the Southwest 1/4 of the Southwest 1/4 of said Section 28.



201207160174
Skagit County Auditor