



201212030204
Skagit County Auditor

12/3/2012 Page 1 of 3 1:45PM

WHEN RECORDED RETURN TO:

Brinette B. Rounds
Oak Street Law Group, PLLC
155 108th Avenue NE, Suite 510
Bellevue, WA 98004

QUIT CLAIM DEED

NAME OF
GRANTOR:

ELISABETH M. BOND, ALSO KNOWN AS ELIZABETH
M. BOND, AS HER SEPARATE ESTATE

NAME OF
GRANTEES:

PIPPA INVESTMENTS, LLC, A WASHINGTON LIMITED
LIABILITY COMPANY

LEGAL
DESCRIPTION:

Three tracts of land in Section 17, Township 34 N, Range 2
East
(0.2900 ac) TR IN SEC 17 BEG 69.36FT S 52-18-50 W F
RMEAN C SEC 17 WH IS S 4174.05FT & E 56. 59FT FR
N1/4 C SEC 17 TH N 43-14-30 W 196.29FT TH S 47-17 W
79.11FT TH S 35-2 8-40 E 188.87FT TH N 52-18-50 E
106.28FT TPB ALSO 2ND CL TDLDS INFR SD TR

SEE EXHIBIT A for complete legal description

ASSESSOR'S
PROPERTY TAX
PARCEL ACCOUNT
NUMBER(s):

P20401

ADDRESS FOR TAX STATEMENTS:

Pippa Investments, LLC
4700 Point Fosdick Rd. NW, Suite 120
Gig Harbor, WA 98335-1706

AFTER RECORDING RETURN TO:

Brinette B. Rounds
Oak Street Law Group, PLLC
155 108th Avenue NE, Suite 510
Bellevue, WA 98004

QUIT CLAIM DEED

GRANTOR, ELISABETH M. BOND, also known as ELIZABETH M. BOND, as her separate estate, conveys and quit claims to Pippa Investments, LLC, a Washington Limited Liability Company, all of Grantor's 10.807% right, title, interest, estate and claim which Grantor has, in and to the real property listed at Exhibit A hereto and situated in the County of Skagit, State of Washington:

GRANTOR:

Dated: November 23, 2012

Elisabeth M. Bond

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

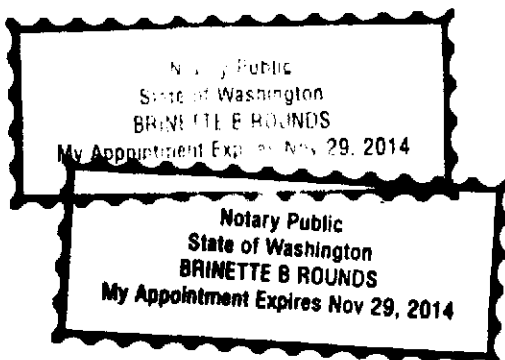
20123849
DEC 03 2012

STATE OF WASHINGTON)
) ss.
COUNTY OF KLING)

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

On this day personally appeared before me Elisabeth M. Bond, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 23 day of November, 2012.



Signature: [Signature]
Name (Print): BRINETTE B. ROUNDS
NOTARY PUBLIC in and for the State
of Washington, residing at Bellevue
My appointment expires: 11-29-2014



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EXHIBIT A

PARCEL A

A tract of land in Section 17, Township 34 North, Range 2 East, W.M., described as follows:

Beginning 69.36 feet South 52 degrees 18'50" West from the meander corner of said Section 17, which is South 4174.05 feet and East 56.59 feet from the North quarter corner of said Section 17; thence North 43 degrees 14'30" West 196.29 feet; thence South 47 degrees 17' West 79.11 feet; thence South 35 degrees 28'40" East 188.87 feet; thence North 52 degrees 18'50" East 106.28 feet to the point of beginning.

TOGETHER WITH that portion of the tidelands of the Second Class in front of said tract and between the Northeasterly and Southwesterly lines of said tract produced, lying within the boundaries of the following described tract, to-wit:

Beginning at the meander corner to Sections 8 and 17, Township 34 North, Range 2 East, W.M.; thence North 15 degrees East 9.697 chains; thence South 75 degrees East 2.727 chains; thence North 63 degrees 45' East 2.977 chains; thence South 2 degrees 43' West 22.214 chains; thence South 7 degrees 19' East 17.942 chains; thence South 4 degrees 30' West 5.00 chains; thence South 17 degrees 47' West 32.75 chains; thence South 50 degrees 30' West 18.00 chains; thence North 39 degrees 30' West 4.545 chains; thence North 50 degrees 30' East 18 chains; thence North 32 degrees 30' East 4.00 chains; thence North 6 degrees East 9.00 chains; thence North 22 degrees 30' East 17.00 chains; thence North 4 degrees 30' East 5.00 chains; thence North 15 degrees West 17.00 chains; thence North 6 degrees West 13.60 chains to the point of beginning.

PARCEL B

A tract of land in Section 17, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 51 of the Plat of Gibraltar Annex, as per plat recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington; thence South 13 degrees 43'40" West a distance of 183.93 feet; thence South 27 degrees 59'10" West a distance of 60.01 feet to the most Northerly corner of that certain tract of land conveyed to Ernest L. Jarvis and Helen A. Jarvis by instrument recorded under Auditor's File No. 713031, records of Skagit County, Washington, and the true point of beginning; thence South 47 degrees 17' West along said Jarvis tract a distance of 79.11 feet to the most Westerly corner of said Jarvis tract; thence North 35 degrees 28'40" West a distance of 155.78 feet to the Easterly line of Lot 9, Block 70, of vacated plat of the "Plat of the Townsite of Gibraltar", as per plat recorded in Volume 1 of Plats, page 19, records of Skagit County, Washington; thence North 2 degrees 10'59" East along the East line of said Lot 9, and said East line extended Northerly a distance of 79.01 feet to the centerline of the vacated alley in said Block 70; thence South 43 degrees 43'33" East a distance of 210.54 feet to the true point of beginning.

PARCEL C

A tract of land situated in section 17, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 51 of the Plat of Gibraltar, as per plat recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington; thence North 69 degrees 39'30" West along the Southwesterly boundary of Jura Way, as shown on said plat, a distance of 193.8 feet to the true point of beginning; thence continue North 69 degrees 39'30" West along said street, a distance of 31.57 feet; thence South 2 degrees 10'59" West, a distance of 157.98 feet, more or less, to a point on the centerline of the vacated alley in Block 70 of the vacated plat of "Plat of the Townsite of Gibraltar", as per plat recorded in Volume 1 of Plats, page 19, records of Skagit County, Washington, said point being on the Easterly line of Lot 9 of said Block 70 extended Northerly; thence South 43 degrees 43'33" East, a distance of 41.77 feet to a point which is 30 feet East (as measured at right angles to the Easterly line of said Lot 9); thence North 2 degrees 10'59" East a distance of 177.20 feet to the true point of beginning.



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