



201301240081

Skagit County Auditor

1/24/2013 Page 1 of 5 3:44PM

FILED FOR RECORD AT THE REQUEST OF  
AND WHEN RECORDED RETURN TO:

Pepple Cantu Schmidt PLLC  
1501 Western Avenue, Suite 600  
Seattle, Washington 98101  
Attn: Mark Pepple

**QUIT CLAIM DEED**

Coversheet Recording Information

GRANTORS: ELWIN A. MAGILL;  
JUDY O. MAGILL

GRANTEE: MAGILL GUEMES LLC

ABBREVIATED LEGAL DESCRIPTION: PTN. GOV. LOT 5, SEC. 2, TWP 35 N, RGE. 1 E, W.M.; The complete legal description is attached as Exhibit A, Page 3.

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER: P31150

THE GRANTORS, ELWIN A. MAGILL and JUDY O. MAGILL, husband and wife, for and in consideration of a Section 721 contribution and no other consideration, convey and quit claim to MAGILL GUEMES LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

See the attached Exhibit "A".

together with all after acquired title of the grantors therein.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013243  
JAN 24 2013

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

Dated: October 19, 2012.

Grantor:

Elwin A. Magill  
ELWIN A. MAGILL

STATE OF WASHINGTON )  
                                  )  
County of King            )

ss.

I certify that I know or have satisfactory evidence Elwin A. Magill is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: October 19, 2012.

Notary Public  
State of Washington  
Gloria Leach  
Commission Expires 03-27-16

Gloria Leach  
Notary Public in and for the State of Washington  
residing at Kirkland Wa  
Name (printed or typed): Gloria Leach  
My appointment expires: 3/27/16

Grantor:

Judy O. Magill  
JUDY O. MAGILL

STATE OF WASHINGTON )  
                                  )  
County of King            )

ss.

I certify that I know or have satisfactory evidence Judy O. Magill is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: October 19, 2012.

Notary Public  
State of Washington  
Gloria Leach  
Commission Expires 03-27-16

Gloria Leach  
Notary Public in and for the State of Washington  
residing at Kirkland WA  
Name (printed or typed): Gloria Leach  
My appointment expires: 3/27/16



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**Exhibit A**  
**Legal Description**

PARCEL "A":

THAT PORTION OF GOVERNMENT LOT 5, SECTION 2, TOWNSHIP 35 NORTH, 1 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 89°30' WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5 A DISTANCE OF 1,047 FEET TO A POINT LYING 3,703.93 FEET WEST OF THE LAST QUARTER CORNER OF SECTION 2; THENCE SOUTH 24°43'30" WEST ALONG THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO CHARLES BUSH BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 507448, RECORDS OF SKAGIT COUNTY, WASHINGTON, A DISTANCE OF 110.54 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°30' EAST A DISTANCE OF 191.48 FEET; THENCE SOUTH 15°33'18" WEST A DISTANCE OF 430.69 FEET; THENCE SOUTH 34°17' EAST A DISTANCE OF 79 FEET, MORE OR LESS, TO THE FENCE LINE, BEING THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE ESTATE OF VICTOR BURLINGAME BY COURT JUDGMENT FILED IN THE SKAGIT COUNTY CLERK'S OFFICE UNDER FILE NO. 23861 ON JUNE 16, 1958; THENCE WEST ALONG SAID FENCE LINE A DISTANCE OF 600 FEET, MORE OR LESS, TO THE LINE OF ORDINARY HIGH TIDE AT THE SHORELINE OF BELLINGHAM CHANNEL OR THE GOVERNMENT MEANDER LINE, WHICHEVER IS FARTHER OUT; THENCE NORTHERLY ALONG SAID LINE A DISTANCE OF 90 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 480 FEET OF SAID GOVERNMENT LOT 5, SAID POINT BEING ALSO ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO MARIE CORNELL AND MILDRED ROBERTSON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 603218, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 89°30' EAST ALONG SAID SOUTH LINE AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 5 A DISTANCE OF 300 FEET, MORE OR LESS, TO THE INTERSECTION WITH A LINE BEARING SOUTH 24°43'30" WEST FROM THE TRUE POINT OF BEGINNING SAID POINT BEING ALSO THE SOUTHEAST CORNER OF SAID CORNELL TRACT; THENCE NORTH 24°43'30" EAST A DISTANCE OF 420 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY DEED RECORDED AUGUST 30, 1939 UNDER AUDITOR'S FILE NO. 316530, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH TIDELANDS OF THE SECOND CLASS SITUATED IN FRONT OF, ADJACENT TO, OR ABUTTING UPON THE ABOVE DESCRIBED PROPERTY.



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**PARCEL "B":**

**A NON-EXCLUSIVE EASEMENT FOR ROADWAY AND POLE LINE OVER A STRIP OF LAND 25 FEET IN WIDTH LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:**

**BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 88°25'12" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2 A DISTANCE OF 3,703.93 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 26°48'18" WEST 530.56 FEET.**

**PARCEL "C":**

**A NON-EXCLUSIVE EASEMENT FOR ACCESS, ROADWAY AND UTILITIES OVER A STRIP OF LAND 20 FEET IN WIDTH LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:**

**COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 0°54' EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 5 A DISTANCE OF 562.92 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 89°41'22" WEST A DISTANCE OF 1,000 FEET, MORE OR LESS, TO THE EAST LINE OF THE HEREINABOVE DESCRIBED MAIN TRACT.**



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**Exhibit A**  
**to Real Estate Excise Tax Affidavit**  
**Legal Description**

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