



Skagit County Auditor
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\$83.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015270

After recording, return to: JAN 29 2015

Bradford E. Furlong
825 Cleveland Avenue
Mounty Vernon, WA 98273

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

CHICAGO TITLE
620023010

QUITCLAIM DEED

Reference Number of Document affected: Skagit County
AF-20009210082 200009210082 a

350135

Assessor's Account Numbers: 350135-2-001-1530; 350135-3-001-0106; ~~35135~~-2-001-0028

Ptn. Lot 4, SHORT PLAT NO. 10-89 and ptn. NW NW 13-35-1

THE FIRST GRANTORS, Kevin and Jenny Welch, husband and wife, as successors in interest to Gerald W. Beadle and Laura N. Beadle, Co-Trustees of the Laura N. and Gerald W. Beadle Revocable Trust Agreement dated May 14, 1985, for no consideration and solely to clear title, relinquish, convey and quitclaim to **THE FIRST GRANTEE**, Jay Lund, a single man, any and all right title and interest in that certain AGREEMENT RE CONSTRUCTION ACTIVITIES and for RIGHT OF PURCHASE AND LIMITED RIGHT OF FIRST REFUSAL, recorded under Skagit County Auditor's file number 20009210082 (hereinafter: "**THE AGREEMENT**") and

THE SECOND GRANTOR, Jay Lund, a single man, for no consideration and solely to clear title, relinquishes, conveys and quitclaims to **THE SECOND GRANTEES**, Kevin and Jenny Welch, husband and wife, as successors in interest to Gerald W. Beadle and Laura N. Beadle, Co-Trustees of the Laura N. and Gerald W. Beadle Revocable Trust Agreement dated May 14, 1985, any and all right title and interest in **THE AGREEMENT**; and further

BOTH GRANTORS DO HEREBY irrevocably terminate **THE AGREEMENT** and discharge **BOTH GRANTEES** from any and all obligations thereunder, said obligations having been fully and finally discharged to the satisfaction of all parties.

BALANCE OF PAGE INTENTIONALLY BLANK,
SIGNATURES ON FOLLOWING PAGES

ju
KW

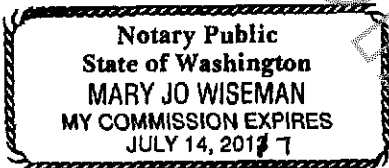
KEVIN AND JENNY WELCH, Husband and wife

By [Signature] Date Jan 26/2015
Kevin Welch

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

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

Given under my hand and official seal this 26th day of January, 2015.



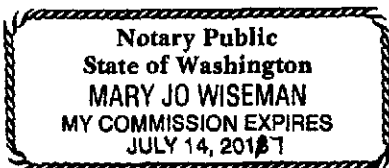
Mary Jo Wiseman
Notary Public in and for the state of
Washington, residing at BURLINGTON
My commission expires: 7/14/17
Printed Name: MARY JO WISEMAN

By [Signature] Date Jan. 26, 2015
Jenny Welch

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Jenny Welch 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 26th day of January, 2015.



Mary Jo Wiseman
Notary Public in and for the state of
Washington, residing at BURLINGTON
My commission expires: 7/14/17
Printed Name: MARY JO WISEMAN

QUIT CLAIM DEED
KEVIN AND JENNY WELCH. husband & wife
JAY LUND, a single man



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JAY LUND, a single man

By Jay Lund
Jay Lund

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

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

Given under my hand and official seal this 28th day of January, 2015.



Jennifer J. Lind
Notary Public in and for the state of
Washington, residing at Bow
My commission expires: 10/01/2018
Printed Name: Jennifer J. Lind

QUIT CLAIM DEED
KEVIN AND JENNY WELCH. husband & wife
JAY LUND, a single man

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PARCEL A:

All that portion of Lot 4, Short Plat No. 10-89, approved June 27, 1989, as recorded in Volume 8 of Short Plats, page 150, under Auditor's File No. 890802066, records of Skagit County, Washington, lying West of the Plat of the Pointe Div. No. 3, as per plat filed in Volume 14 of Plats, pages 151 through 153, records of Skagit County, Washington.

PARCEL B:

All that portion of the South 200 feet of the East 980 feet of the Northwest Quarter of the Northwest Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian lying West of the following described tract of land:

All that portion of the Northwest Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian, Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of the North Half of the Northwest Quarter of Section 35, as said point is shown on Short Plat No. 10-89, recorded August 2, 1989 in Book 8 of Short Plats at page 150, in the Auditor's Office of said county and state;
thence North 89°35'35" East, along the South line of said North Half, for a distance of 342.48 feet to the Southwest corner of the East 980 feet of the Northwest Quarter of the Northwest Quarter of Section 35;
thence North 00°56'08" East along the West line of said East 980 feet for a distance of 200.00 feet to the Northwest corner of the South 200 feet of said East 980 feet;
thence North 89°35'35" East along said North line of said South 200 feet for a distance of 343.17 feet to the true point of beginning;
thence continuing North 89°35'35" East along said North line for a distance of 408.22 feet to the Northwest corner of that certain tract of land conveyed to Kevin P. Welch and Jenny Welch, husband and wife, by instrument dated December 19, 1995 and recorded under Auditor's File No. 9512290137, records of said county and state;
thence South 03°40'59" West along the west line of said Welch tract for a distance of 120.79 feet to the most Northeasterly corner of Lot 38, Plat of the Point Div. No. 3, as per plat recorded in Volume 14 of Plats, pages 151, 152, and 153, records of said county and state;
thence North 68°13'31" West along the most Northerly line of said Lot 38 for a distance of 22.31 feet;
thence North 85°13'37" West, continuing along said most Northerly line for a distance of 68.93 feet;
thence South 25°54'47" West, continuing along said most Northerly line for a distance of 88.21 feet;
thence South 51°04'22" West, continuing along the most Northwesterly line of said Lot 38 for a distance of 166.06 feet to the most Northerly corner of Lot 36, said Plat of the Point Div. No. 3;
thence South 50°44'21" West along the most Northwesterly line of said Lot 36 for a distance of 23.52 feet;
thence North 40°21'05" West for a distance of 102.80 feet;
thence North 03°27'30" West for a distance of 151.07 feet, more or less, to the true point of beginning;

EXHIBIT A



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PARCEL C:

All that portion of Lot 4, Short Plat No. 19-85, approved June 7, 1986, as recorded in Volume 7 of Short Plats, pages 24 and 25, under Auditor's File No. 8506100021, records of Skagit County, Washington, lying Northeasterly of Marina Drive, lying West of the Plat of the Pointe Division No. 3, as per plat recorded in Volume 14 of Plats, at pages 151, 152 and 153, records of Skagit County, Washington, and lying North of that certain tract of land described by instrument filed under Auditor's File No. 153723, records of Skagit County, Washington.

PARCEL D:

All that portion of the North Half of the Northwest Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian, Skagit County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said North Half of the Northwest Quarter of Section 35, as said point is shown on Short Plat No. 10-89, as recorded August 2, 1989 in Book 8 of Short Plats at page 150, in the Auditor's office of said county and state;
thence North 89°35'35" East, along the South line of said North Half, for a distance of 148.48 feet to the Southwest corner of the East 980 feet of the Northwest Quarter of the Northwest Quarter of Section 35;
thence North 00°56'08" East along the West line of said East 980 feet for a distance of 300.00 feet to the Northwest corner of the South 200 feet of said East 980 feet;
thence North 89°35'35" East along said North line of said South 200 feet for a distance of 141.17 feet;
thence North 03°27'30" West for a distance of 138.08 feet;
thence North 75°52'50" West for a distance of 564.32 feet;
thence South 80°37'47" West for a distance of 130.28 feet to the West line of said North Half of the Northwest Quarter of Section 35;
thence South 01°20'28" West along said West line for a distance of 459.35 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT A



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DESCRIPTION:

PARCEL "A":

All that portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, Township 35 North, Range 1 East, W.M., records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northwest corner of Section 35, in the Auditor's Office of said County and State;
thence North $89^{\circ}15'03''$ East, along the North line of said Section 35 for a distance of 1,319.69 feet, more or less, to the Northeast corner of the Northwest $\frac{1}{4}$ of said Northwest $\frac{1}{4}$ of Section 35;

thence South $00^{\circ}56'08''$ West, along the East line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, for a distance of 534.92 feet to most Northerly corner of that certain tract of land conveyed to Kevin P. Welch, as Trustee of the Welch Family Charitable CRUT, and Kevin P. Welch and Jenny I.E. Welch, husband and wife, by instrument dated May 6, 1999, and recorded under Auditor's File No. 9905070125; records of Skagit County, Washington;
thence Southerly and Westerly, following the Westerly line of said Welch CRUT Tract for the following courses:

South $35^{\circ}00'35''$ West for a distance of 234.94 feet;

South $20^{\circ}30'45''$ West for a distance of 112.09 feet;

South $89^{\circ}35'35''$ West for a distance of 81.64 feet;

South $00^{\circ}56'08''$ West for a distance of 285.01 feet to the Southwest corner of said Welch CRUT Tract;

thence North $89^{\circ}35'35''$ East along the South line of said Welch CRUT Tract for a distance of 21.99 feet to the Northwest corner of that certain tract of land conveyed to Kevin P. Welch and Jenny Welch, husband and wife, by instrument dated December 19, 1995 and recorded under Auditor's File No. 9512290137, records of Skagit County, Washington;

thence South $03^{\circ}40'59''$ West along the West line of said Welch Tract for a distance of 120.79 feet to the most Northeasterly corner of Lot 38, "PLAT OF THE POINTE DIV. NO. 3", as per plat recorded in Volume 14 of Plats, pages 151, 152 and 153, records of Skagit County, Washington;

thence North $68^{\circ}13'31''$ West along the most Northerly line of said Lot 38 for a distance of 22.31 feet;

thence North $85^{\circ}13'37''$ West, continuing along said most Northerly line for a distance of 68.92 feet;

thence South $85^{\circ}54'47''$ West, continuing along said most Northerly line for a distance of 88.21 feet;

thence South $51^{\circ}04'22''$ West, continuing along the most Northwesterly line of said Lot 38 for a distance of 166.06 feet to the most Northerly corner of Lot 36, said "PLAT OF THE POINTE DIV. NO. 3";

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DESCRIPTION CONTINUED:

thence South 50°44'21" West along the most Northwesterly line of said Lot 36 for a distance of 23.52 feet, said point being the most Easterly corner of a tract conveyed to Jay J. Lund as recorded November 1, 1999 under Auditor's File No. 199911010172; thence Northerly and Westerly along the Easterly and Northerly lines of said Land Tract, the following courses and distances:

North 40°21'05" West for a distance of 102.80 feet;

North 03°27'30" West for a distance of 289.16 feet;

North 75°52'50" West for a distance of 564.32 feet;

South 80°37'47" West for a distance of 130.28 feet to the

West line of said North $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35; thence North 01°20'28" East along said West line for a distance of 849.25 feet, more or less, to the point of beginning,

TOGETHER WITH, a non-exclusive easement for ingress, egress and utilities over, under and across the following described Easements 1 through 4:

Easement No. 1:

All of Tract "A" as shown on the face of the Plat of "THE POINTE DIV. NO. 2", as per plat recorded in Volume 14 of Plats, pages 50 and 51, records of Skagit County, Washington.

Easement No. 2:

All of San Juan Blvd., Spinnaker Lane and Tract "A" as shown on the face of the Plat of "THE POINTE DIV. NO. 3", as per plat recorded in Volume 14 of Plats, pages 151, 152 and 153, records of Skagit County, Washington.

Easement No. 3:

A 60.00 foot wide strip of land being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, all of Section 35, Township 35 North, Range 1 East, W.M., said strip lying 30.00 feet on each side of the following described centerline:

Beginning at the Southwest corner of the North $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 35, as said point is shown on Short Plat No. 10-89, recorded August 2, 1989 in Book 8 of Short Plats at page 150, in the Auditor's Office of Skagit County, Washington;

thence North 89°35'35" East along the South line of said North $\frac{1}{4}$, for a distance of 348.48 feet to the Southwest corner of the East 980 feet of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35;

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DESCRIPTION CONTINUED:

Easement No. 3 Continued:

thence North 00°56'08" East along the West line of said East 980 feet for a distance of 200.06 feet to the Northwest corner of the South 200 feet of said East 980 feet;
thence North 89°35'35" East along said North line of said South 200 feet for a distance of 518.71 feet to the true point of beginning of said centerline;
thence South 42°54'48" West for a distance of 15.78 feet;
thence South 56°09'43" West for a distance of 565.09 feet;
thence South 59°55'58" West for a distance of 141.20 feet;
thence South 43°14'41" West for a distance of 191.46 feet;
thence South 15°13'57" West for a distance of 113.49 feet;
thence South 20°38'36" West for a distance of 144.66 feet;
thence South 03°31'13" West for a distance of 173.69 feet to the point of curvature of a curve to the right, said curve having a radius of 200.00 feet;
thence Southerly, following said curve to the right through a central angle of 44°14'10" for an arc distance of 154.41 feet to the end of said curve;
thence South 40°42'58" East for a distance of 64.09 feet to the point of curvature of a curve to the left, said curve having a radius of 240.00 feet;
thence Southeasterly, following said curve to the left through a central angle of 09°27'28" for an arc distance of 39.62 feet to a point of reverse curvature and the beginning of a curve to the right, said curve having a radius of 400.00 feet;
thence Southeasterly, following said curve to the right through a central angle of 02°30'45" for an arc distance of 17.54 feet to the end of said centerline, said point lying at a monument marking the Northwesterly end of the centerline of San Juan Boulevard, as said street is shown on "PLAT OF THE POINTE DIV. NO. 3", as per plat recorded in Volume 14 of Plats, pages 151, 152, and 153, under Auditor's File No. 9011050014, records of Skagit County, Washington. The margins of said 50.00 foot wide strip of land are to be lengthened or shortened to intersect with said North line of the South 200 feet and with the Westerly boundary of said "PLAT OF THE POINTE DIV. NO. 3",

EXCEPT that portion lying within the main tract above described.

Situate in the County of Skagit, State of Washington.

- Continued - EXHIBIT B



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DESCRIPTION CONTINUED:

Easement No. 4:

A 60.00 foot wide strip of land, being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, Township 35 North, Range 1 East, W.M., said strip lying 30.00 feet on each side of the following described centerline:

Beginning at the Southwest corner of the North $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 35, as said point is shown on Short Plat No. 10-89, recorded August 2, 1989 in Book 8 of Short Plats at page 150, in the Auditor's Office of Skagit County, Washington;

thence North $89^{\circ}35'35''$ East, along the South line of said North $\frac{1}{4}$, for a distance of 348.48 feet to the Southwest corner of the East 980 feet of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35;

thence North $00^{\circ}56'08''$ East along the West line of said East 980 feet for a distance of 200.06 feet to the Northwest corner of the South 200 feet of said East 980 feet;

thence North $89^{\circ}35'35''$ East along said North line of said South 200 feet for a distance of 518.71 feet;

thence North $42^{\circ}54'48''$ East for a distance of 115.93 feet;

thence North $36^{\circ}22'12''$ East for a distance of 50.21 feet to the point of curvature of a curve to the right, said curve having a radius of 127.43 feet;

thence Northeasterly, following said curve to the right through a central angle of $34^{\circ}46'10''$ for an arc distance of 77.33 feet to the end of said curve.

thence North $71^{\circ}25'42''$ East for a distance of 45.63 feet to the true point of beginning of said centerline, said point lying on said West line of the East 250.80 feet of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;

thence continuing North $71^{\circ}25'42''$ East for a distance of 43.52 feet;

thence North $44^{\circ}42'23''$ East for a distance of 47.69 feet;

thence North $12^{\circ}47'01''$ West for a distance of 56.01 feet to the end of said centerline, said point lying on said North line of the South 481.26 feet of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$.

The margins of said 60.00 foot wide strip of land are to be lengthened or shortened to intersect with said West line of the East 250.80 feet of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and with North line of the South 481.26 feet of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$.

Situate in the County of Skagit, State of Washington.

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DESCRIPTION CONTINUED:

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, under and across the North 80 feet of the North $\frac{1}{4}$ of the South $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 35 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington

EXHIBIT B



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UNCONFIRMED

A 60.00 foot wide strip of land being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, all of Section 35, Township 35 North, Range 1 East, W.M., said strip lying 30.00 feet on each side of the following described centerline:

Beginning at the Southwest corner of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 35, as said point is shown on Short Plat No. 10-89, recorded August 2, 1989 in Book 8 of Short Plats at page 150, in the Auditor's Office of Skagit County, Washington;

thence North $89^{\circ}35'35''$ East along the South line of said North $\frac{1}{2}$, for a distance of 348.48 feet to the Southwest corner of the East 980 feet of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35;

thence North $00^{\circ}55'08''$ East along the West line of said East 980 feet for a distance of 200.06 feet to the Northwest corner of the South 200 feet of said East 980 feet;

thence North $89^{\circ}35'35''$ East along said North line of said South 200 feet for a distance of 518.71 feet to the true point of beginning of said centerline;

thence South $42^{\circ}54'48''$ West for a distance of 15.78 feet;

thence South $56^{\circ}09'43''$ West for a distance of 565.09 feet;

thence South $59^{\circ}55'58''$ West for a distance of 141.20 feet;

thence South $43^{\circ}14'41''$ West for a distance of 191.46 feet;

thence South $15^{\circ}13'57''$ West for a distance of 113.49 feet;

thence South $20^{\circ}38'36''$ West for a distance of 144.66 feet;

thence South $03^{\circ}31'13''$ West for a distance of 173.69 feet to the point of curvature of a curve to the right, said curve having a radius of 200.00 feet;

thence Southerly, following said curve to the right through a central angle of $44^{\circ}14'10''$ for an arc distance of 154.41 feet to the end of said curve;

thence South $40^{\circ}42'58''$ East for a distance of 64.09 feet to the point of curvature of a curve to the left, said curve having a radius of 240.00 feet;

thence Southeasterly, following said curve to the left through a central angle of $09^{\circ}27'28''$ for an arc distance of 39.62 feet to a point of reverse curvature and the beginning of a curve to the right, said curve having a radius of 400.00 feet;

thence Southeasterly, following said curve to the right through a central angle of $02^{\circ}30'45''$ for an arc distance of 17.54 feet to the end of said centerline, said point lying at a monument marking the Northwesterly end of the centerline of San Juan Boulevard, as said street is shown on "PLAT OF THE POINTE DIV. NO. 3", as per plat recorded in Volume 14 of Plats, pages 151, 152, and 153, under Auditor's File No. 9011050018, records of Skagit County, Washington. The margins of said 60.00 foot wide strip of land are to be lengthened or shortened to intersect with said North line of the South 200 feet and with the Westerly boundary of said "PLAT OF THE POINTE DIV. NO. 3",

EXCEPT that portion lying within the main tract above described.

Situate in the County of Skagit, State of Washington.

EXHIBIT C



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UNRECORDED
All that portion of Lot 4, Short Plat No. 10-89, dated June 27, 1989, as recorded in Volume 8 of Short Plats, page 150, under Auditor's File No. 8908020066, records of Skagit County, Washington, lying within a strip of land 60.00 feet in width, said strip lying 30.00 feet on each side of the following described centerline:

Commencing at the true point of beginning of the centerline of that certain 60.00 foot wide strip of land described under EXHIBIT "B" in Confirmation and Correction of Easement Deed for Ingress, Egress and Utilities dated May 7, 1999 and recorded under Auditor's File No. 9905070123, records of said County and State; **thence** South 42° 54' 48" West along said centerline for a distance of 15.78 feet; **thence** continuing along said centerline South 56° 09' 43" West for a distance of 565.09 feet; **thence** North 11° 14' 00" East for a distance of 42.48 feet to the Northwestern line of said EXHIBIT "B" strip and the **TRUE POINT OF BEGINNING** of said described centerline; **thence** continuing North 11° 14' 00" East for a distance of 11.88 feet; **thence** North 13° 30' 25" West for a distance of 15.23 feet; **thence** North 47° 23' 41" West for a distance of 37.82 feet; **thence** North 57° 34' 26" West for a distance of 42.90 feet; **thence** North 69° 31' 08" West for a distance of 15.91 feet to the North line of said Lot 4 at a point lying North 89° 35' 35" East, a distance of 318.40 feet from the Northwest corner thereof, said point being the end of said described centerline.

EXHIBIT D



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