

After recording, return to:
BROWNLIE EVANS WOLF & LEE, LLP
230 EAST CHAMPION STREET
BELLINGHAM, WA 98225



Skagit County Auditor
3/19/2015 Page

1 of

\$74.00

3 12:41PM

DOCUMENT TITLE:	QUIT CLAIM DEED
GRANTOR:	YORKSTON OIL CO., a Washington corporation
GRANTEE:	EXPRESS PROPERTIES, LLC, a Washington limited liability company
ABBREVIATED LEGAL DESCRIPTIONS:	LOT 16, SUNSET INDUSTRIAL PARK; TRACT A, SHORT PLAT 40-78, 32-34-4 EWM (see complete legal description on Exhibit A)
ASSESSOR'S TAX PARCEL NUMBERS:	8003-000-016-0005/P105302; 340432-2-033-0005/P29549;
REFERENCE NUMBER OF RELATED DOCUMENT:	NA

QUIT CLAIM DEED

The Grantor, YORKSTON OIL CO., for and in consideration, receipt of which is hereby acknowledged, conveys and quits claim to Grantee, EXPRESS PROPERTIES, LLC, the real property legally described in Exhibit A, which is attached hereto and incorporated by reference.

DATED this 20th day of February, 2015.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 841
MAR 19 2015

GRANTOR: YORKSTON OIL CO.

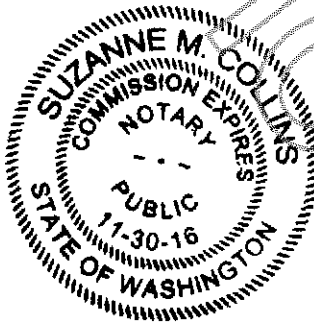
Amount Paid \$ 0
Skagit Co. Treasurer
By mm Deputy

By: J. Matthew Yorkston
Its: Sec / Treas

STATE OF WASHINGTON)
) SS.
County of Whatcom)

On this 20th day of February 2015, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared J. Matthew Yorkston to me known to be the Sec/Treas. of YORKSTON OIL CO., the Washington corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument on behalf of the corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Suzanne M Collins
Printed Name: Suzanne M. Collins
Notary Public in and for the state of
Washington, residing at Bellingham
My commission expires: 11-30-16

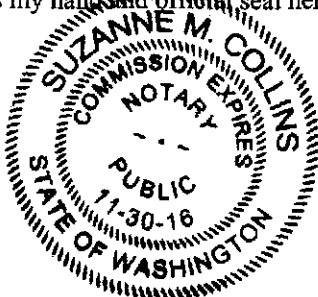
GRANTEE: EXPRESS PROPERTIES, LLC

[Signature]
By: Barney Yorkston
Its: MGR

STATE OF WASHINGTON)
) SS.
County of Whatcom)

On this 20th day of February 2015, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Barney Yorkston, to me known to be the Manager of EXPRESS PROPERTIES, LLC, the Washington limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument on behalf of the limited liability company.

Witness my hand and official seal hereto affixed the day and year first above written.



Suzanne M Collins
Printed Name: Suzanne M. Collins
Notary Public in and for the state of
Washington, residing at Bellingham
My commission expires: 11-30-16

Quit Claim Deed - 2

EXHIBIT A

PARCEL A:

LOT 16, BINDING SITE PLAN NO. SW-01-93, (SUNSET INDUSTRIAL PARK) RECORDED IN VOLUME 11 OF SHORT PLATS, PAGES 83 AND 84, UNDER AUDITOR'S FILE NO. 9406100051, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., AND TRACTS 14 AND 15, "SEDRO ACREAGE", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS SUNSET PARK DRIVE, AS SHOWN ON THE FACE OF SAID SITE PLAN.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

TRACT "A", SKAGIT COUNTY SHORT PLAT NO. 40-78, APPROVED FEBRUARY 15, 1979, UNDER AUDITOR'S FILE NO. 7902270055 IN VOLUME 3 OF SHORT PLATS, PAGE 79, BEING A PORTION OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.