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201506050094

Skagit County Auditor

\$75.00

6/5/2015 Page

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4 12:50PM

This space for Recorder's use only

QUIT CLAIM DEED

THE GRANTOR, LDW INVESTMENTS, LLC, a Washington Limited Liability Company, for and in consideration of distribution to members in proportion to ownership WAC (458-61A-211(2b)), conveys and quit claims to **GRANTEES**, LUTHER D. WILSON and LYHEA L. WILSON, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel No: P26398 340419-0-074-0006

Abbreviated legal description:

Tr. A & ptn of B, MW SP 3-84 in SE 1/4 of NW 1/4, 19-34-4 E W.M. More fully described on Exhibit "A" and incorporated herein by this reference.

Dated 4th day of June, 2015.

LDW INVESTMENTS, LLC

By: [Signature]
LUTHER D. WILSON, Member/Manager

By: [Signature]
LYHEA L. WILSON, Member/Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152007

JUN 05 2015

Amount Paid \$ 6,515

Skagit Co. Treasurer

By [Signature] Deputy

LAWRENCE A. PIRKLE
Notary Public in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 05/07/19

EXHIBIT "A"
LEGAL DESCRIPTION

TPN: P26398

PARCEL "A":

Tract "A" of Short Plat No. MV-3-84, as recorded February 29, 1984 in Volume 6 of Short Plats, pages 124 and 125, recorded under Auditor's File No. 8402290058, records of Skagit County, Washington; being a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Tract "B" of Short Plat No. MV-3-84 as recorded February 29, 1984 in Volume 6 of Short Plats, pages 124 and 125, recorded under Auditor's File No. 8402290058, records of Skagit County, Washington; being a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 19;
thence North $88^{\circ}21'00''$ East along the South line of said subdivision, a distance of 179.67 feet;
thence North $1^{\circ}15'00''$ East a distance of 160.00 feet to a point on the South line of Tract "A" of said Short Plat No. MV-3-84;
thence North $88^{\circ}45'00''$ West along the South line of said Tract "A", a distance of 10.00 feet to the Southwest corner of said Tract "A" and the true point of beginning of this property description;
thence continuing North $88^{\circ}45'00''$ West along the Westerly projection of the South line of said Tract "A", a distance of 58.91 feet;
thence North $1^{\circ}15'00''$ East parallel to the West line of said Tract "A", a distance of 51.71 feet;
thence North $88^{\circ}45'00''$ West, a distance of 91.97 feet to a point which lies 20.00 feet at right angles from the West line of Tract "B" of said Short Plat No. MV-3-84;
thence North $0^{\circ}52'35''$ East along a line parallel with and 20.00 feet Easterly of when measured at right angles to said West line of Tract "B", a distance of 118.16 feet;
thence South $88^{\circ}45'00''$ East, a distance of 151.65 feet to a point on the most Westerly line of said Tract "A";
thence South $1^{\circ}15'00''$ West along the most Westerly line of said Tract "A", a distance of 169.87 feet to the true point of beginning of this property description.

The above described tract being also known as Parcel 1 of that certain survey recorded September 9, 1990, under Auditor's File No. 9009050001 in Volume 10 of Surveys, page 91, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"
LEGAL DESCRIPTION
(CONTINUED)

PARCEL "C":

That portion of Tract "B" of Short Plat No. MV-3-84 as recorded February 29, 1984 in Volume 6 of Short Plats, pages 124 and 125, recorded under Auditor's File No. 8402290058, records of Skagit County, Washington, being a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 19;
thence North $0^{\circ}52'35''$ East along the West line of said Tract "B" of said Short Plat No. MV-3-84, a distance of 220.80 feet to the true point of beginning of this property description;
thence continuing North $0^{\circ}52'35''$ East along the West line of said Tract "B", a distance of 118.16 feet;
thence South $88^{\circ}45'00''$ East, a distance of 20.00 feet to the Northwest corner of Parcel 1 of Tract "B" of that Record of Survey as recorded on September 5, 1990, in Volume 10 of Surveys, page 91, under Auditor's File No. 9009050001;
thence South $0^{\circ}52'35''$ West along the West line of said Parcel 1 of Tract "B", a distance of 118.16 feet;
thence North $88^{\circ}45'00''$ West, a distance of 20.00 feet to the true point of beginning of this property description.

Situate in the County of Skagit, State of Washington.