



201512100028

Skagit County Auditor \$75.00
12/10/2015 Page 1 of 3 11:33AM

AFTER RECORDING MAIL TO:
KC Capital LLC
5413 Meridian Ave N., Ste C
Seattle, WA 98103

QUIT CLAIM DEED

Filed for Record at Request of: KC Capital LLC

APN: P17280; P127279; P99643; P17278

THE GRANTOR(S): KC Capital LLC for Security Purposes Only

For and in consideration of to release security interest only as reflected in Trustee's Deed recorded prior hereto

Conveys and quit claims to 23326 SR 534, LLC

The following described real estate, situated in the County of King and state of Washington:

ABBL - Section 25, Township 33 North, Range 4 E.

Legal Description:

Exhibit "A"

This Quit Claim Deed is not intended to release or reconvey the beneficial interest in favor of Grantor in any Deed of Trust or other security instrument recorded subsequent hereto.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 10 2015

Amount Paid \$
Skagit Co. Treasurer
By *mam* Deputy

Dated this 8th of December, 2015

KC Capital, LLC


By: Erik Egger
Its: Authorized Signer

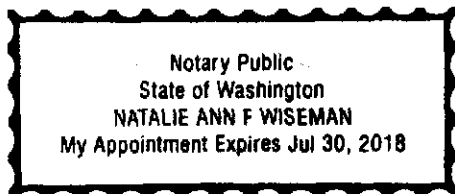
STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

On this day personally appeared before me ERIK EGGER, to me known to be the Authorized Signer of KC Capital, LLC, the corporation that executed the within and foregoing instrument, and acknowledged to me the said instrument was the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that HE was authorized to execute the instrument for and on its behalf.

SUBSCRIBED AND SWORN to before me by ERIK EGGER on this 8th day of December, 2015.



Natalie Ann F. Wiseman
PRINTED NAME: Natalie Ann F. Wiseman
NOTARY PUBLIC
in and for the State of Washington.
My commission expires: 7/30/2018

EXHIBIT "A"

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS: THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 330 FEET EAST AND 62 1/2 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH TO A POINT ON THE SOUTH LINE OF THE OLD ENGLISH LUMBER COMPANY RAILROAD RIGHT-OF-WAY THAT IS 423.5 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG SAID RAILROAD RIGHT-OF-WAY TO INTERSECT WITH A LINE THAT IS 630 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION; THENCE EAST ALONG SAID LINE TO THE WESTERLY LINE OF THE CONWAY-MCMURRAY ROAD (NOW STATE HIGHWAY 1-H); THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID ROAD TO THE POINT OF BEGINNING. EXCEPT ROAD AND RAILROAD AND RIGHTS-OF-WAY THEREFOR. ALSO THAT PORTION OF THE

NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 330 FEET EAST AND 62 1/2 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 40° WEST 208.8 FEET TO THE NORTHERLY LINE OF THE OLD ENGLISH LUMBER COMPANY RAILROAD RIGHT-OF-WAY; THENCE SOUTHEASTERLY ALONG SAID RAILROAD RIGHT-OF-WAY 186.00 FEET TO A POINT THAT IS 284.00 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 284.00 FEET TO THE POINT OF BEGINNING.

More Accurately Described as Follows:

PARCEL "A":

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 33 North, Range 4 E., W.M., described as follows:

Beginning at a point 330 feet East and 62 1/2 feet South of the Northwest corner of said subdivision; thence South to a point on the South line of the Old English Lumber Company Railroad Right-of-Way that is 423.5 feet South of the North line of said subdivision; thence Southeasterly along said Railroad Right-of-Way to the intersection of a line that is 630 feet South of the North line of said subdivision; thence East along said line to the Westerly line of the Conway-McMurray Road (now State Highway 1-H); thence Northwesterly along the Westerly line of said road, to the point of beginning;

EXCEPT Road;

AND EXCEPT Railroad Rights-of-Way;

Situate within the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 33 North, Range 4 E., W.M., described as follows:

Beginning at a point 660 feet South and 330 Feet East of the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 33 North, Range 4 E.; thence East to the Conway-McMurray Road (now State Highway 1-H); thence Northwesterly along the Southerly line of said road to a point North of the point of beginning; thence South parallel to the West line of the said Northeast 1/4 of the Southwest 1/4 of Section 25, Township 33 North, Range 4 E., 597.5 feet, plus or minus, to the point of beginning;

EXCEPT Road;

AND EXCEPT Railroad Rights-of-Way;

Situate within the County of Skagit, State of Washington.