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BROWNLIE EVANS WOLF & LEE, LLP
230 EAST CHAMPION STREET
BELLINGHAM, WA 98225



Skagit County Auditor

2/5/2016 Page

1 of

\$78.00

6 10:33AM

DOCUMENT TITLE:	QUIT CLAIM DEED IN LIEU OF FORECLOSURE
GRANTOR:	PEDERSEN BROTHERS, L.L.C., a Washington limited liability company
GRANTEES:	GUNNAR PEDERSEN and JUDY A. PEDERSEN, husband and wife
ABBREVIATED LEGAL DESCRIPTION:	The N 1/2 of the SW 1/4 of Sec 3, T33N, R4E, W.M. (see complete legal description in Exhibit A attached hereto)
ASSESSOR'S TAX PARCEL NUMBERS:	P16245; P127064; P128688; P128687; P128686; P126951
REFERENCE NUMBER OF RELATED DOCUMENT:	200607310001; 200709190075

QUIT CLAIM DEED IN LIEU OF FORECLOSURE

The Grantor, PEDERSEN BROTHERS, L.L.C., for and in consideration of WAC 458-61A-208(3)(a) to satisfy those Deeds of Trust recorded under Auditor's File Nos. 200607310001 and 200709190075, conveys and quits claim to Grantees, GUNNAR PEDERSEN and JUDY A. PEDERSEN, the real property legally described in Exhibit A attached hereto and incorporated by reference, including any interest therein which Grantor may hereafter acquire and any personal property affixed to said real property.

DATED this 07 day of January, 2016.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016377
FEB 05 2016

Amount Paid \$ 6
Skagit Co. Treasurer
By Mam Deputy

GRANTOR:
PEDERSEN BROTHERS, L.L.C.

By: Erik O. Pedersen
Its: Member, Manager

STATE OF WASHINGTON)

) ss.

County of Skagit)

On this 7th day of January, 2016, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared ERIK O. PEDERSEN, to me known to be the Member, Manager of PEDERSEN BROTHERS, L.L.C., the Washington limited liability company that executed the foregoing Quit Claim Deed in Lieu of Foreclosure, 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 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.



[Signature]

Printed Name: Debra A. Sires

Notary Public in and for the state of

Washington, residing at Bellingham

My commission expires: 9-8-2018

GRANTEE:

[Signature]

Gunnar Pedersen

STATE OF WASHINGTON)

) ss.

County of Whatcom)

On this 23rd day of December, 2015, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared GUNNAR PEDERSEN, to me known to be the individual described in and who executed the within and foregoing Quit Claim Deed in Lieu of Foreclosure, and acknowledged that he signed the same as his voluntary act and deed for the uses and purposes therein mentioned.

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



[Signature]

Printed Name: Suzanne M. Collins

Notary Public in and for the state of

Washington, residing at Bellingham

My commission expires: 11-30-16

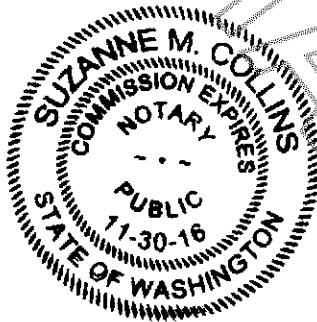
GRANTEE:

Judy A. Pedersen
Judy A. Pedersen

STATE OF WASHINGTON)
) ss.
County of Whatcom)

On this 23rd day of December, 2015, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared JUDY A. PEDERSEN, to me known to be the individual described in and who executed the within and foregoing Quit Claim Deed in Lieu of Foreclosure, and acknowledged that she signed the same as her voluntary act and deed for the uses and purposes therein mentioned.

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

EXHIBIT A
LEGAL DESCRIPTION

That portion of Short Plat No. 99-0033, including all lots, tracts and easement therein, as approved March 12, 2009, and recorded March 13, 2009, under Auditor's File No. 200903130064, records of Skagit County, Washington; being more particularly described as follows:

The North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section, 3, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities 60 feet in width, as contained in "Easement Exchange Agreement" recorded June 30, 1989, under Auditor's File No. 8906300010, records of Skagit County, Washington.

TOGETHER WITH that portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 3; thence South $87^{\circ}31'24''$ West along the North line of said subdivision, a distance of 212.00 feet to the point of beginning of this description; thence South $35^{\circ}08'43''$ West, a distance of 189.38 feet; thence South $87^{\circ}31'24''$ West, a distance of 755.37 feet; thence North $02^{\circ}28'36''$ West, a distance of 150.00 feet to the North line of the subdivision; thence North $87^{\circ}31'24''$ East along the North line of said subdivision to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

THE "PROPERTY" IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. P16245

ACREAGE ACCOUNT, ACRES 76.00, CF-75: THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M. EXCEPT THE FOLLOWING DESCRIBED TRACT: A) COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 87 DEGREES 31'24" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 823.55 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 87 DEGREES 31'24" WEST, A DISTANCE OF 198.59 FEET; THENCE NORTH 02 DEGREES 28'36" WEST, A DISTANCE OF 105.49 FEET; THENCE NORTH 26 DEGREES 13'25" WEST, A DISTANCE OF 168.06 FEET; THENCE NORTH 23 DEGREES 17'41" EAST, A DISTANCE OF 18.56 FEET; THENCE NORTH 76 DEGREES 06'03" EAST, A DISTANCE OF 109.35 FEET; THENCE SOUTH 34 DEGREES 07'43" EAST, A DISTANCE OF 36.46 FEET; THENCE SOUTH 28 DEGREES 47'33" EAST, A DISTANCE OF 297.49 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. B) COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 87 DEGREES 31'24" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 332.98 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 87 DEGREES 31'24" WEST, A DISTANCE OF 271.61 FEET; THENCE NORTH 02 DEGREES 28'36" WEST, A DISTANCE OF 72.49 FEET; THENCE NORTH 27 DEGREES 05'53" EAST, A DISTANCE OF 157.04 FEET; THENCE NORTH 87 DEGREES 31'24" EAST, A DISTANCE OF 77.93 FEET; THENCE SOUTH 42 DEGREES 51'43" EAST, A DISTANCE OF 179.31 FEET; THENCE SOUTH 02 DEGREES 28'36" EAST, A DISTANCE OF 72.49 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. C) COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.; THENCE NORTH 01 DEGREES 21'21" WEST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 492.14 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01 DEGREES 21'21" WEST A DISTANCE OF 225.15 FEET; THENCE SOUTH 88 DEGREES 38'39" WEST, A DISTANCE OF 182.63 FEET; THENCE SOUTH 01 DEGREES 21'21" EAST, A DISTANCE OF 292.54 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 113.31 FEET; THE RADIUS POINT OF SAID CURVE BEARS NORTH 22 DEGREES 20'11" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 40'31" AND AN ARC DISTANCE OF 60.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 111.37 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76 DEGREES 36'12" AND AN ARC DISTANCE OF 148.91 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. D) COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 87 DEGREES 31'24" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1292.86 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 17 DEGREES 02'25" EAST, A DISTANCE OF 969.14 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 21 DEGREES 48'07" EAST, A DISTANCE OF 335.71 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 145.00 FEET; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 75 DEGREES 23'25" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43 DEGREES 17'05" AND AN ARC DISTANCE OF 109.54 FEET; THENCE NORTH 16 DEGREES 27'13" WEST, A DISTANCE OF 356.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 170 DEGREES 17'59" AND AN ARC DISTANCE OF 148.61 FEET; THENCE SOUTH 06 DEGREES 18'18" EAST, A DISTANCE OF 97.25 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION

PARCEL NO. P127064

Lot 1 Short Plat No. 99-0033 recorded under Auditor's File No. 200903130064 located in SW $\frac{1}{4}$.

PARCEL NO. P128686

Lot 2 Short Plat No. 99-0033 recorded under Auditor's File No. 200903130064 located in SW $\frac{1}{4}$.

PARCEL NO. P128687

Buildable portion of Lot 3 Short Plat No. 99-0033 recorded under Auditor's File No. 200903130064 located in SW $\frac{1}{4}$.

PARCEL NO. P128688

Lot 4 Short Plat No. 99-0033 recorded under Auditor's File No. 200903130064 located in SW $\frac{1}{4}$.

PARCEL NO. P126951

A portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 3; thence South $87^{\circ}31'24''$ West along the North line of said subdivision, a distance of 212.00 feet to the point of beginning of this description; thence South $35^{\circ}08'43''$ West, a distance of 189.38 feet; thence South $87^{\circ}31'24''$ West, a distance of 755.37 feet; thence North $02^{\circ}28'36''$ West, a distance of 150.00 feet to the North line of the subdivision; thence North $87^{\circ}31'24''$ East along the North line of said subdivision to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.