



WHEN RECORDED RETURN TO:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_

**QUIT CLAIM DEED**

THE GRANTOR Roger Wechsler  
for and in consideration of change of identity  
conveys and quit claims to Rootabaga Country LLC

the following described real estate, situated in the County of \_\_\_\_\_, State of Washington,  
together with all after acquired title of the grantor(s) herein:

34-36-03  
See Exhibit A attached

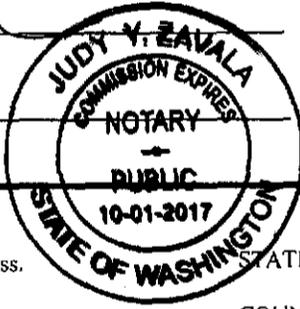
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20161539  
APR 25 2016

Tax Account Number: P486d8

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

DATED 4/25/16, 20

[Signature] (Individual) By \_\_\_\_\_ (President)  
\_\_\_\_\_  
(Individual) By \_\_\_\_\_ (Secretary)



STATE OF WASHINGTON )  
COUNTY OF Skagit )

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ )

On this day personally appeared before me Roger Wechsler  
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.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_  
and \_\_\_\_\_  
to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectfully, of \_\_\_\_\_ the 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 \_\_\_\_\_ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this 25 day of April, 2016.

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

[Signature]  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_  
My commission expires: 10-1-2017

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**EXHIBIT "A"**

**PARCEL A:**

The Southwest Quarter of the Northwest Quarter of Section 34, Township 36 North, Range 3 East of the Willamette Meridian;

EXCEPT the North 33 feet thereof as conveyed to Skagit County for road purposes by deed dated April 16, 1896 and recorded April 23, 1896 in Volume 32 of Deeds, page 816, records of Skagit County, Washington;

ALSO EXCEPT that portion lying within that certain 60-foot wide State Highway known as Pacific Highway as conveyed to the State of Washington by deed dated March 10, 1919, and recorded July 16, 1919, in Volume 114 of Deeds, page 319, records of Skagit County, Washington;

AND ALSO EXCEPT Drainage District No. 18 ditch right-of-way as condemned in Skagit County Superior Court Cause No. 5958;

AND ALSO EXCEPT that portion of said premises lying within the boundaries of the following described tracts:

1. Beginning at a point on the East line of the Pacific Highway a distance of 202.44 feet Northerly of the point of intersection of said East line with the Northerly line of the county road known as Road XCVI (said point being 78.00 feet South and 41.30 feet East of the Northwest corner of the Southwest Quarter);  
thence East at right angles to the West line of said section a distance of 198.70 feet;  
thence North parallel with said West line a distance of 100.00 feet;  
thence West to the East line of the right-of-way of the Pacific Highway;  
thence Southerly along said East line to the point of beginning.

continued . . . . .

EXHIBIT "A"

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Parcel A continued

2. Beginning at a point on the East line of the Pacific Highway a distance of 202.44 feet Northerly of the point of intersection of said East line with the Northerly line of the county road known as XCVI (said point being 78.00 feet South and 41.30 feet East of the Northwest corner of the Southwest Quarter of said Section 34);  
thence East at right angles to the West line of said section a distance of 198.70 feet;  
thence North parallel with said West line a distance of 100.00 feet to the true point of beginning of this description;  
thence South parallel with said West line to a point 244.80 feet South of the North line of the Southwest Quarter of said Section 34;  
thence due East a distance of 150.00 feet;  
thence running due South a distance of 129.00 feet, more or less, to the North line of the county road;  
thence Southeasterly along said road to a point intersecting a line drawn parallel with and a distance of 8.00 feet East of the last described line (as measured at right angles thereto);  
thence North parallel with the West line of said Section 34 to a point East of the true point of beginning;  
thence West to the true point of beginning.

continued . . . . .

EXHIBIT "A"  
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PARCEL B:

That portion of the Northwest Quarter of the Southwest Quarter of Section 34, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

EXCEPT that portion thereof lying within that certain tract of land conveyed to Drainage District No. 18 by deed recorded February 2, 1938, in Volume 165 of Deeds, page 300, under Auditor's File No. 298840, records of Skagit County, Washington;

Beginning at a point 5 chains and 15 links (339.90 feet) North of the center of the Southwest Quarter of said section;  
thence due West to Bow Hill Road;  
thence following along the said road in its course in a Northerly and Westerly direction to the East line of Pacific Highway;  
thence North to the North line of said subdivision;  
thence East to the Northeast corner of said subdivision;  
thence South to the point of beginning;

ALSO EXCEPT Drainage District No. 18 ditch right-of-way as condemned to Skagit County Superior Court Cause No. 5958;

AND ALSO EXCEPT the following described tracts:

1. Beginning at the intersection of the East right-of-way line of Pacific Highway with the North marginal line of Bow Hill county road;  
thence North along the said line of Pacific Highway a distance of 302.44 feet;  
thence East at right angles a distance of 198.70 feet;  
thence South at right angles to the North line of said Bow Hill Road (also known as Warren Road);  
thence following said North line of Bow Hill Road to the point of beginning.

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EXHIBIT "A"  
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Parcel B continued

2. Beginning at the Quarter Section corner on the West line of said Section 34;  
thence running North  $89^{\circ}55'$  East along the Quarter Section line of said Section 34 a distance of 240.00 feet;  
thence due South a distance of 244.80 feet to the true point of beginning;  
thence running due East a distance of 150.00 feet;  
thence running due South a distance of 129.00 feet to the North line of the county road;  
thence Westerly along the North line of the county road a distance of 161.20 feet, more or less, to a point due South of the true point of beginning;  
thence North a distance of 70.80 feet to the true point of beginning.

3. Beginning at a point in the East line of the Pacific Highway a distance of 202.44 feet Northerly of the point of intersection of said East line with the Northerly line of the county road known as Road XCVI (said point being 78.00 feet South and 41.30 feet East of the Northwest corner of the Southwest Quarter of said Section 34);  
thence East at right angles to the West line of said section a distance of 198.70 feet;  
thence North parallel with said West line a distance of 100.00 feet to the true point of beginning of this description;  
thence South parallel with said West line to a point 244.80 feet South of the North line of the Southwest Quarter of said Section 34;  
thence due East a distance of 150.00 feet;  
thence running due South a distance of 129.00 feet, more or less, to the North line of the county road;  
thence Southeasterly along said road to a point intersecting a line drawn parallel with and 8.00 feet East of the last described line (as measured at right angles thereto);  
thence North parallel with the West line of said Section 34 to a point East of the true point of beginning;  
thence West to the true point of beginning.

ALL Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -

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