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Filed for Record at Request of:

Shultz Law Offices
127 E Fairhaven Avenue
Burlington, WA

201701130097
Skagit County Auditor $78.00
1/13/2017 Page 1 of 6 2:01PM

REFERENCE NUMBER OF RELATED DOCUMENT:	N/A
GRANTORS:	JAMES N. NELSON, NORMAN W. NELSON, JR., and MYRON D. AYERS
GRANTEES:	GERALD E. NELSON, and RYAN E. NELSON, as Tenants-in-Common
ABBREVIATED LEGAL DESCRIPTION:	SE1/4 of NE1/4, N1/2 of SE1/4 & ptn of SE1/4 of SE1/4, 9-35-3 E.W.M.; a ptn of NE1/4 of 16-35-3 E.W.M., Skagit County, Washington (full legal attached as Exhibit "A")
ASSESSOR'S TAX PARCEL NUMBER:	350309-1-006-0009 (P33964), 350309-4-001-0008 (P33981), 350309-4-002-0007 (P33982), 350309-4-006-0003 (P33988), 350316-1-002-0004 (P34387), 350309-1-006-0009 (P34391)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017158
JAN 13 2017

Amount Paid $ 18330.88
Skagit Co. Treasurer
By HB Deputy

QUIT CLAIM DEED

The Grantors, JAMES N. NELSON (25% co-tenant), NORMAN W. NELSON, JR. (25% co-tenant), and MYRON D. AYERS (25% co-tenant), for Ten Dollars and Other Valuable Consideration, and as part of an IRS 1031 Tax Deferred Exchange, conveys and quit claims to the Grantees, GERALD E. NELSON, and RYAN E. NELSON, in equal parts as Tenants-in-Common (each receiving 37.5%), all of their respective rights, title and interest in the following described real property commonly known as NHN Field, Bow, Washington 98232

(the "Property"), situated in Skagit County, State of Washington, together with all after acquired title of the Grantors therein:

SEE ATTACHED EXHIBIT "A"

Ownership of the Property shall thereafter be vested in GERALD E. NELSON (62.5%) and RYAN E. NELSON (37.5%), GERALD E. NELSON being the existing co-tenant of the additional 25% not subject to this Deed.

DATED this 5 day of JAN, 2017.

GRANTORS:

JAMES N. NELSON, CO-TENANT (25% OWNER)

NORMAN W. NELSON, JR., CO-TENANT (25% OWNER)

MYRON D. AYERS, CO-TENANT (25% OWNER)

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ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me James N. Nelson 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.

Given under my hand and seal of office this 5th day of January, 2017.

ERIKA E SHULTZ
COMMISSION EXPIRES
NOTARY
PUBLIC
12-11-20
STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington
Print Name: Erika E. Shultz
Residing at: Blaine, WA
My Commission Expires: 12/11/2020

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Norman W. Nelson, Jr., 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.

Given under my hand and seal of office this 9th day of January, 2017.

ERIKA E SHULTZ
COMMISSION EXPIRES
NOTARY
PUBLIC
12-11-20
STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington
Print Name: Erika E. Shultz
Residing at: Blaine, WA
My Commission Expires: 12/11/2020

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Myron D. Ayers 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.

Given under my hand and seal of office this 5th day of January, 2017.

ERIKA E SHULTZ
NOTARY PUBLIC
COMMISSION EXPIRES
12-11-20
STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington
Print Name: Erika E. Shultz
Residing at: Blaine, WA
My Commission Expires: 12/11/2020

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EXHIBIT "A"

Description:

PARCEL "A" (P34387, P34391)

That portion of the Northeast ¼ of Section 16, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision, 1,990.5 feet West of the Northeast corner thereof;
thence East along the North line of said subdivision, 668.7 feet;
thence South 0°06'30" East along the centerline of an existing ditch, 1,715.0 feet, more or less, to the Northerly bank of the Samish River;
thence Northwesterly along the Northerly bank of said river to a point that is South 0°06'30" East from the point of beginning;
thence North 0°06'30" West, 1,580.0 feet, more or less, to the point of beginning,

EXCEPT County road known as Field Road,

AND EXCEPT that portion thereof, if any, lying within the boundaries of the following described tract:

That portion of the West ½ of the West ½ of the Northeast ¼ of said Section 16, lying Northeasterly of the Samish River.

EXCEPT from the above described Parcel "A", mineral rights as reserved in Deeds recorded April 6, 1909 and February 15, 1912 in Volumes 65 and 88 of Deeds, pages 35 and 579, respectively.

Situate in the County of Skagit, State of Washington.

PARCEL "B" (P33988)

The Southeast ¼ of the Southeast ¼ of Section 9, Township 35 North, Range 3 East, W.M.,

EXCEPT County road known as Field Road,

AND EXCEPT the following described tract:

That portion of the Southeast Quarter of the Southeast Quarter of Section 9, Township 35 North, Range 3 East, W.M., described as follows:

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Commencing at the Cased Brass Plug marking the Southeast corner of said Section 9;
Thence North 88°37'35" West, along the South line of said Section 9 and the centerline of Field Road, for a distance of 219.65 feet;
Thence North 11°15'24" West for a distance of 20.50 feet to the North line of said Field Road and to the Point of Beginning of herein described tract;
Thence continuing North 11°15'24" West for a distance of 112.10 feet;
Thence North 75°58'01" West for a distance of 73.14 feet;
Thence South 86°43'14" West for a distance of 38.76 feet;
Thence South 04°00'42" West for a distance of 122.40 feet to the North line of said Field Road;
Thence South 88°37'35" East along the North line of said Field Road, for a distance of 140.14 feet to the Point of Beginning.

Together with and subject to easements, agreements, covenants, conditions, reservations, rights, and restrictions of record.

Situate in the County of Skagit, State of Washington.

PARCEL "C" (P33982, P33981, P33964)

The North ½ of the Southeast ¼ and the Southeast ¼ of the Northeast ¼ of Section 9, Township 35 North, Range 3 East, W.M.,

EXCEPT County road known as Field Road,

AND EXCEPT ditch rights of way.

Situate in the County of Skagit, State of Washington.

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