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230 EAST CHAMPION STREET  
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SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20172287

MAY 25 2017



201705250112

Skagit County Auditor

\$75.00

5/25/2017 Page

1 of

3 4:13PM

Amount Paid \$0  
Skagit Co. Treasurer  
By *nm* Deputy

01-163025-0

DOCUMENT TITLE:	QUIT CLAIM DEED
GRANTOR:	LARRY J. CAMPBELL and CELIA M. CAMPBELL, husband and wife
GRANTEE:	L&L CAMPBELL HOLDINGS, LLC, a Washington limited liability company
ABBREVIATED LEGAL DESCRIPTION:	PTN OF THE NE ¼ OF THE NW ¼ SEC. 19 T35N R5E W.M. (see complete legal description below)
ASSESSOR'S TAX PARCEL NUMBERS:	350519-0-099-0005; P39548
REFERENCE NUMBER OF RELATED DOCUMENT:	NA

## QUIT CLAIM DEED

THE GRANTORS, Larry J. Campbell and Celia M. Campbell, husband and wife, for and in consideration of a tax-free contribution to a limited liability company pursuant to IRC § 721 and WAC 458-61A-212, convey and quit claim to GRANTEE, L&L Campbell Holdings, LLC, a Washington limited liability company, the following described real estate, which is situated in the county of Skagit, state of Washington, including any interest therein which Grantors may hereafter acquire:

THAT PORTION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 200 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 19;  
THENCE WEST 380 FEET;  
THENCE SOUTH TO THE NORTH LINE OF THE FORMER GREAT NORTHERN RAILROAD RIGHT-OF-WAY;  
THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID RAILWAY TO A POINT DUE SOUTH OF THE POINT OF BEGINNING;

THENCE NORTH TO THE POINT OF BEGINNING.

EXCEPT STATE HIGHWAY 20 AND ROAD RIGHTS-OF-WAY, ALSO

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST ¼, WHICH POINT BEARS SOUTH 88°37'00" EAST (DESCRIBED AS BEING EAST IN ADJACENT DEEDS OF RECORD), A DISTANCE OF 1,745.07 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST ¼ OF SECTION 19, AND BEARS NORTH 88°37'00" WEST A DISTANCE OF 580.00 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST ¼;

THENCE SOUTH 01°20'00" WEST (DESCRIBED AS BEING SOUTH 00°03'00" EAST IN ADJACENT DEEDS OF RECORD), ALONG A LINE WHICH IS PARALLEL TO THE WEST LINE OF SAID NORTHWEST ¼, A DISTANCE OF 599.82 FEET TO A POINT ON THE NORTH LINE OF STATE HIGHWAY 20;

THENCE NORTH 54°20'32" EAST ALONG THE NORTH LINE OF SAID STATE HIGHWAY 20 A DISTANCE OF 332.33 FEET TO THE TRUE POINT OF BEGINNING OF THIS EXCEPTED PARCEL;

THENCE CONTINUING NORTH 54°20'32" EAST THE NORTH LINE OF SAID STATE HIGHWAY 20 A DISTANCE OF 155.00 FEET;

THENCE NORTH 35°39'28" WEST A DISTANCE OF 155.00 FEET;

THENCE SOUTH 54°20'32" WEST A DISTANCE OF 110.00 FEET;

THENCE SOUTH 35°39'28" EAST A DISTANCE OF 155.00 FEET TO THE TRUE POINT OF BEGINNING;

ALSO, EXCEPT A TRIANGULAR TRACT BEGINNING AT THE POINT WHERE THE WEST LINE OF THE ABOVE DESCRIBED EXCEPTED PARCEL INTERSECTS THE NORTH LINE OF STATE HIGHWAY 20;

THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF SAID STATE HIGHWAY 20 A DISTANCE OF 51 FEET;

THENCE NORTHERLY IN A DIRECT LINE TO THE NORTHWEST CORNER OF THE ABOVE DESCRIBED EXCEPTED PARCEL;

THENCE \*35°39'28" EAST A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING. \*SOUTH

ALSO, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST ¼, WHICH POINT BEARS SOUTH 88°37'00" EAST (DESCRIBED AS BEING EAST IN ADJACENT DEEDS OF RECORD), A DISTANCE OF 1,745.07 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST ¼ OF SECTION 19, AND BEARS NORTH 88°37'00" WEST A DISTANCE OF 580.00 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST ¼;

THENCE SOUTH 01°20'00" WEST (DESCRIBED AS BEING SOUTH 00°03'00" EAST IN ADJACENT DEEDS OF RECORD), ALONG A LINE WHICH IS PARALLEL TO THE WEST LINE OF SAID NORTHWEST ¼, A DISTANCE OF 479.82 FEET, MORE OR LESS, TO A POINT THAT IS NORTH 01°20'00" EAST A DISTANCE OF 120.00 FEET FROM THE NORTH LINE OF STATE HIGHWAY 20, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS EXCEPTED PARCEL;

THENCE SOUTH 01°20'00" WEST A DISTANCE OF 120.00 FEET TO THE NORTH LINE OF SAID STATE HIGHWAY 20;

THENCE NORTH 54°20'32" EAST ALONG THE NORTH LINE OF SAID STATE HIGHWAY 20, A DISTANCE OF 120.00 FEET;

THENCE NORTH 35°39'28" WEST TO A POINT THAT IS DUE EAST OF THE TRUE  
POINT OF BEGINNING;  
THENCE WEST TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF  
WASHINGTON.

Dated this 25<sup>th</sup> day of May, 2017.

GRANTORS:

Larry J. Campbell  
Larry J. Campbell

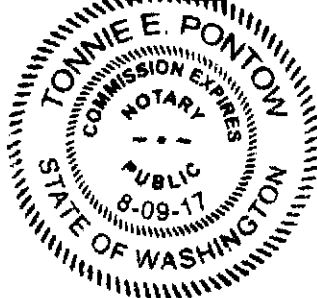
Celia M. Campbell  
Celia M. Campbell

STATE OF WASHINGTON

County of Skagit ) ss.

I certify that I know or have satisfactory evidence that LARRY J. CAMPBELL is the person who  
appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his  
free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 25<sup>th</sup> day of May, 2017.

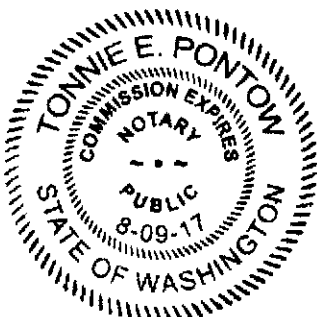


Tonnie E. Ponton  
NOTARY PUBLIC in and for the State of Washington  
Residing at: Bellevue WA Mount Vernon  
My appointment expires: August 9, 2017

STATE OF WASHINGTON )  
County of Skagit ) ss.

I certify that I know or have satisfactory evidence that CELIA M. CAMPBELL is the person who  
appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her  
free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 25<sup>th</sup> day of May, 2017.



Tonnie E. Ponton  
NOTARY PUBLIC in and for the State of Washington  
Residing at: Bellevue WA Mount Vernon  
My appointment expires: August 9, 2017