



201806190002

06/19/2018 08:33 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

RETURN ADDRESS

Campbell & Bissell, PLLC

820 W. 7th Avenue

Spokane, WA 99204

Please Type or Print Neatly & Clearly All Information

Document Title(s)

Release of Claim of Lien

Reference Number(s) of Related Documents:

201801230013

Grantor(s) (Last Name, First & Middle Initial)

Sunstate Steel Group, Inc.

Grantee(s) (Last Name, First & Middle Initial)

Marco Contractors, Inc.

Hinton Family LLC

Harbor Freight Tools, USA, Inc.

Legal Description and Assessor's Tax Parcel ID Number:

Parcel No.: P25918

Abbreviated Legal Description:

DK 17: W 340FT OF NW1/4 NW1/4 N OF CITY ST S OF DK 17 HOAG RD LESS HWY 99 LESS RT 2-008-01. EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some parts of the text of the original document. Fee for non-standard processing is \$50.

Signature of Requesting Party

When Recorded Return to:

CAMPBELL & BISSELL, PLLC
820 West 7th Avenue
Spokane, WA 99204
Telephone: (509) 455-7100

RELEASE OF CLAIM OF LIEN

KNOW ALL PERSONS BY THESE PRESENTS: that a certain Lien, claimed by Lien Notice filed and recorded in the office of the Auditors of Skagit County, Washington, on the 23rd day of January, 2018, under Auditor's File No.: 201801230013, by the claimant, SUNSTATE STEEL GROUP, INC. against the defendants MARCO CONTRACTORS, INC., HINTON FAMILY, LLC, and HARBOR FREIGHT TOOLS USA, INC., for the sum of Sixty Six Thousand Eight Hundred Eight Dollars and 70/100 (\$66,808.70) upon the following property:

Parcel No.: P25918

Site Address: 2400 Riverside Drive
Mount Vernon, WA

Legal Description: DK 17: W 340FT OF NW1/4 NW1/4 N OF CITY ST S OF DK 17 HOAG RD LESS HWY 99 LESS RT 2-008-01. EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH; RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST COWER OF SAID SECTION 17; THENCE SOUTH 1 DEGREE 01'14" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 401.74 FEET; THENCE SOUTH 88 DEGREES 58'46" EAST 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE AND THE TRUE POINT OF BEGINNING; THENCE NORTH 14 DEGREES 36'35" EAST 55.25 FEET; THENCE NORTH 0 DEGREES 33'37" EAST 98.96 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1027.00 FEET THROUGH A CENTRAL ANGLE OF 3 DEGREES 31'39" AN ARC DISTANCE OF

63.23 FEET; THENCE NORTH 2 DEGREES 58'02" WEST 129.06 FEET; THENCE NORTH 60 DEGREES 38'17" EAST 36.18 FEET; THENCE SOUTH 87 DEGREES 58'02" EAST 68.66 FEET; THENCE NORTH 2 DEGREES 01'58" EAST 4.5 FEET; THENCE SOUTH 87 DEGREES 58'02" EAST 69.65 FEET; THENCE NORTH 2 DEGREES 01'58" EAST 1.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HOAG ROAD THENCE ALONG THE RIGHT-OF-WAY OF HOAG ROAD AND RIVERSIDE DRIVE THE FOLLOWING BEARINGS AND DISTANCES; THENCE NORTH 87 DEGREES 58'02" WEST 143.60 FEET; THENCE SOUTH 62 DEGREES 07'37" WEST 30.58 FEET; THENCE SOUTH 1 DEGREE 01'14" WEST 353.70 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 1 DEGREE 01'14" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 401.74 FEET; THENCE SOUTH 88 DEGREES 58'46" EAST 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE; THENCE SOUTH 1 DEGREE 01'14" WEST ALONG SAID RIGHT-OF-WAY LINE 112.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 37 DEGREES 16'56" EAST 24.63 FEET; THENCE SOUTH 87 DEGREES 57'04" EAST 278.97 FEET TO THE EAST LINE OF A STRIP OF LAND TEN FEET IN WIDTH LYING EASTERLY AND ADJACENT TO THE EAST LINE OF THAT CERTAIN TRACT IN THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 17 CONVEYED TO HINTON OLDSMOBILE - GMC TRUCK, INC. A CORPORATION BY DEED DATED MAY 28, 1968 RECORDED JUNE 3, 1968 AS AUDITOR'S FILE NO. 714268; THENCE SOUTH 1 DEGREE 01'14" WEST ALONG SAID LINE 8.14 FEET TO THE NORTH RIGHT OF WAY LINE OF PACIFIC PLACE; THENCE NORTH 87 DEGREES 57'04" WEST ALONG SAID RIGHT OF WAY LINE, 290.24 FEET TO INTERSECT THE EAST RIGHT OF WAY LINE OF RIVERSIDE DRIVE; THENCE NORTH 1 DEGREE 01'14" EAST ALONG SAID RIGHT OF WAY 27.19 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THE SOUTH 10 FEET OF THE NORTH 30 FEET OF THAT CERTAIN STRIP OF LAND 10 FEET WIDTH LYING EASTERLY OF AND ADJACENT TO THE EAST LINE OF THAT CERTAIN TRACT IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF

SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST,
W.M., CONVEYED TO HINTON OLDSMOBILE - GMC
TRUCK, INC., A CORPORATION BY DEED DATED
MAY 28, 1968, RECORDED JUNE 3, 1968 AS AUDITOR'S
FILE NO. 714268.

is released.

Sunstate Steel Group, Inc.
320 W. Tropical Trace
Jacksonville, FL 32259
(720) 335-9675



By: SCOTT A. FLAGE

Its: ATTORNEY

Date: _____

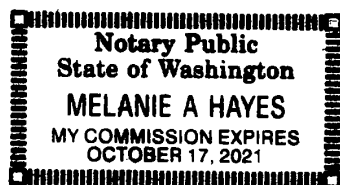
STATE OF WASHINGTON)

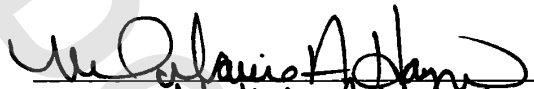
:ss

County of Spokane)

I certify that I know or have satisfactory evidence that **SCOTT A. FLAGE** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the attorney for **SUNSTATE STEEL GROUP, INC.** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 6/14/2018




Print Name: Melanie A. Hayes
NOTARY PUBLIC in and for the State
of Washington, residing at Spokane
My Appointment Expires: 10-17-2021