



201810050084

10/05/2018 12:58 PM Pages: 1 of 6 Fees: \$104.00 Skagit County Auditor

WHEN RECORDED RETURN TO:

MARK A. LACKEY
BELCHER SWANSON LAW FIRM, P.L.L.C.
900 DUPONT STREET
BELLINGHAM, WA 98225

| | | | |
|-------------------------------|---|---------|----------|
| Document Title: | Quit Claim Deed | | |
| Grantor/borrower: | BALWANT SINGH NEGER | | |
| Grantee/assignee/beneficiary: | B & B 1931, LLC, a Washington limited liability company | | |
| Legal Description: | Ptn. NE ¼ Sec 24, TwN 35N, R3E Ptn. SW ¼ SW ¼ Sec 35, TwN 36N, R3E Ptn. Gov't Lots 3-4, Sec 2, TwN 35 N, R3E Ptn. NW ¼ & SW ¼, Sec 2, TwN 35N, R3E Ptn. NE ¼ & SE ¼ of S 2, T 35 N, R3E | | |
| Assessor's Tax Parcel ID#: | P34759; | P33650; | P33655; |
| | P48729; | P33648; | P33645; |
| | P33646; | P33649; | P33675; |
| | P33651 | | P48667 |
| | | | P106234; |
| | | | P33704; |

QUIT CLAIM DEED

THE GRANTORS, BALWANT SINGH NEGER, for and in consideration of IRC Section 721 – contribution of capital, conveys and quit claims to B & B 1931, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington including any interest therein which grantor may hereafter acquire:

SEE ATTACHED EXHIBIT "A"

DATED this 28th day of September, 2018.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 44365
OCT 05 2018

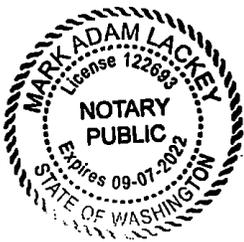
Amount Paid \$
By MA Skagit Co. Treasurer Deputy

Balwant Singh Neger
BALWANT SINGH NEGER

STATE OF WASHINGTON)
 : ss.
COUNTY OF WHATCOM)

On this 28th day of September, 2018, before me personally appeared BALWANT SINGH NEGER, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me 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 official seal the day and year first above written.



Mark A. Lackey
PRINTED NAME: MARK A. LACKEY
Notary Public in and for the State of Washington,
residing at Bellingham.
My commission expires: 09/07/2022

EXHIBIT "A"
LEGAL DESCRIPTION

The Northeast quarter of Section 24, Township 35 North, Range 3 East, Willamette Meridian, EXCEPT Bell Road, Cook Road, and Pulver Road; ALSO EXCEPT those portions described as follows:

Beginning at the Southwest corner of the Southwest quarter of the Northeast quarter of said Section; thence East along the South line of said Northeast quarter a distance of 495 feet; thence North parallel with the West line of said Southwest quarter of the Northeast quarter, a distance of 880 feet; thence West to the West line of said Southwest quarter of the Northeast quarter; thence South 880 feet to the point of beginning.

Beginning at the Northeast corner of said Northeast quarter; thence South 02° 22' East along the East line of said Subdivision 689 feet; thence South 89° 08' West 1052 feet; thence North 02° 22' West 689 feet to the North line of said subdivision; thence North 89° 08' East along said North line 1052 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A" - CONTINUED
LEGAL DESCRIPTION

POOR ORIGINAL

Parcel "A":

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 36 North, Range 3 East, Willamette Meridian, lying South of the North Samish River, as now re-located, by deed dated December 13, 1974 and recorded December 17, 1974 as Auditor's File No. 811284,

Situate in the County of Skagit, State of Washington.

Parcel "B":

That portion of Government Lots 3 and 4, Section 2, Township 35 North, Range 3 East, Willamette Meridian, lying Southerly of the North Samish River; EXCEPT that portion thereof, if any, that might lie Easterly of the Westerly line of the Great Northern Railway right of way;

ALSO EXCEPT that portion, thereof, lying within the following described tract:

Beginning at the Southeast corner of said Government Lot 3; thence North along the East line of Government Lot 3 a distance of 45 rods; thence West 46 1/2 rods; thence South 11° 30' West 45 rods, more or less, to the South line of Government Lot 3; thence East to the point of beginning.

ALSO EXCEPT county road along the West line thereof.

ALSO EXCEPT the South 11 acres thereof, as conveyed to Harry G. Jackson by deed dated January 23, 1946 and recorded February 25, 1946 as Auditor's File No. 388708 in Volume 207 of Deeds, Page 38.

Situate in the County of Skagit, State of Washington.

Parcel "C":

The South 11 acres of the following described property:

Government Lot 4, Section 2, Township 35 North, Range 3 East, Willamette Meridian, EXCEPT road and that portion of Government Lot 3 in said Section described as follows:

Beginning at the Southwest corner of said Government Lot 3; thence East 420.75 feet; thence Northerly along the Easterly line of those premises conveyed to Harry G. Jackson by deed dated January 23, 1946, filed February 25, 1946, and File No. 388708 and recorded in Volume 297 of Deeds at Page 38 to the Westerly line of the Great Northern Railway Company's right of way; thence Northwesterly following said railroad right of way to the North line of said Government Lot 3; thence West to the Northwest corner of said Government Lot 3; thence South to the point of beginning.

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Situate in the County of Skagit, State of Washington.

Parcel "D":

That portion of the South 1/2 of the Northwest 1/4 and of the North 1/2 of the Southwest 1/4 of Section 2, Township 35 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at the Southeast corner of Government Lot 3, in said section; thence West to the Southwest corner of Government Lot 4 in said Section; thence South 882.75 feet; thence South 59 1/2° East to the South line of the Southwest 1/4 of the Northwest 1/4 of said Section; thence East 99 feet; thence South 99 feet; thence East parallel with said South line to the East line of the Northeast 1/4 of the Southwest 1/4 of said Section; thence North to the point of beginning; EXCEPT roads, ditch and railroad right of way, EXCEPT that portion of said premises lying Easterly of the Great Northern Railway Company's right of way, and EXCEPT that portion of said premises described as follows:

Beginning at the intersection of the East line of the County road with the Southwest line of said premises in the Southwest 1/4 of the Northwest 1/4 of said Section; thence South 59 1/2° East along said Southwesterly line 200 feet; thence North parallel to the East line of said County road 150 feet; thence North 59 1/2° West parallel with said Southwesterly line 200 feet to the East line of said County road; thence South along said East line 150 feet to the point of beginning.

ALSO, EXCEPT those portions described as follows:

1.) That portion of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 35 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Northwest 1/4; thence South 89° 48' 01" East, along the East/West centerline of said Section 2, a distance of 30.00 feet to the Easterly line of Worline Road; thence North 00° 02' 28" West, parallel to the West line of said Northwest 1/4 of Section 2, a distance of 395.00 to the true point of beginning; thence North 89° 57' 32" East, a distance of 76.01 feet to an intersection with the Southwesterly line of a tract conveyed to Gilbert Slind et ux., by deed recorded March 12, 1974 under Auditor's File No. 797733; thence North 59° 32' 28" West, along said Southwesterly line of the Slind Tract, a distance of 88.22 feet to a point on the Easterly line of Worline Road; thence South 00° 02' 28" East, parallel to the West line of said Section 2, a distance of 44.71 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

2.) That portion of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 35 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Northwest 1/4; thence South 89° 48' 01" East, along the East/West centerline of said Section 2, a distance of 30.00 feet to the Easterly line of Worline Road; thence North 00° 02' 28" West, parallel to the West line of said Northwest 1/4 of Section 2, a distance of 550.00 feet to the most Northerly corner of a tract conveyed to Gilbert Slind et ux., by deed recorded March 12, 1974 under Auditor's File No. 797733; thence South 59° 32' 28" East, along the Northeasterly line of said Slind Tract a distance of 78.37 feet to the true point of beginning; thence continuing South 59° 32' 28" East along said Northeasterly line a distance of 66.71 feet; thence North 00° 02' 28" West a

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distance of 33.86 feet; thence South 89° 57' 32" West a distance of 57.48 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "E":

That portion of Government Lot 3 in Section 2, Township 35 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at the intersection of the Westerly line of the Great Northern Railway Company's right of way and the South line of said Government Lot 3; thence West to a point 420.75 feet East of the Southwest corner of said Government Lot 3; thence Northerly along the Easterly line of those premises conveyed to Harry G. Jackson by deed dated January 23, 1946, filed February 25, 1946, as File No. 388708 and recorded in Volume 207 of deeds, at Page 38, to the Westerly line of said Railroad right of way; thence Southeasterly along said Westerly line to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "F":

That portion of the following described tract in the Southwest 1/4 of the Northwest 1/4 and in the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 35 North, Range 3 East, Willamette Meridian, which lies Northeasterly of the County road:

Beginning at a point on the West line of said Section, at a point which is 882.75 feet South of the Southwest corner of Government Lot 4, in said Section; thence South 59 1/2° East 858 feet, more or less, to the East and West center line of said Section; thence East 99 feet; thence South 99 feet; thence East 16.5 feet to intersect a line parallel with the distant 874.5 feet East of the West line of the Section; thence South along said parallel line to the South line of the Northwest 1/4 of the Southwest 1/4 of said Section; thence West to the West line of the Section; thence North to the point of beginning, EXCEPT road and ditch rights of way, and EXCEPT the following described tract:

Beginning at a point 1163.4 feet South and 734.4 feet East of the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 2 at the intersection of the East line of the County road and the North line of private road, as shown by the fences of said roads; thence North 70° East 174 feet to the bank of slough; thence following along slough bank South 49° 37' East 148 feet; thence South 4° 48' West 104 feet; thence South 31° 48' East 34 feet to the South line of said Northwest 1/4 of the Southwest 1/4; thence West 179 feet, more or less, along said South line to the East line of the County road; thence North 32° 15' West along road line to the point of beginning.

ALSO, EXCEPT that portion described as follows:

Beginning at a point 1163.4 feet South and 734.4 feet East of the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 2, at the intersection of the East line of the County road and the North line of a private road; thence North 70° East 174 feet to the bank of slough; thence Northwesterly along said slough to its intersection with an existing fence line; thence Southwesterly along said fence, as said fence now exists, to a point on the Easterly line of the County road, which is 10 feet, more or less, Northwesterly (as measured along said road) from the point of beginning; thence Southeasterly along the

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Easterly line of said County road to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "G":

That portion of the Southwest 1/4 of the Northeast 1/4 lying Southwesterly of the Great Northern Railway Company's right of way. Also that portion of the Northwest 1/4 of the Southeast 1/4 lying Southwesterly of the Great Northern Railway Company's right of way and North of a line drawn parallel with and 99 feet South of the North line of said subdivision.

All in Section 2, Township 35 North, Range 3 East, Willamette Meridian.

Situate in the County of Skagit, State of Washington.

Parcel "H":

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 35 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Northwest 1/4; thence South 89° 48' 01" East, along the East/West centerline of said Section 2, a distance of 30.00 feet to the Easterly line of Worline Road; thence North 00° 02' 28" West, parallel to the West line of said Northwest 1/4 of Section 2, a distance of 550.00 feet to the most Northerly corner of a tract conveyed to Gilbert Slind et ux., by deed recorded March 12, 1974 under Auditor's File No. 797733 and the true point of beginning; thence South 59° 32' 28" East, along the Northeasterly boundary of said Slind tract, a distance of 78.37 feet; thence South 89° 57' 32" West, a distance of 67.52 feet to the Easterly line of Worline Road; thence North 00° 02' 28" West, along said Easterly line, a distance of 39.77 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "I":

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 35 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Northwest 1/4; thence South 89° 48' 01" East, along the East/West centerline of said Section 2, a distance of 30.00 feet to the Easterly line of Worline Road; thence North 00° 02' 28" West, a parallel to the West line of said Northwest 1/4 of Section 2, a distance of 550.00 feet to the most Northerly corner of a tract conveyed to Gilbert Slind et ux., by deed recorded March 12, 1974 under Auditor's File No. 797733; thence South 59° 32' 28" East, along the Northeasterly boundary of said Slind Tract, a distance of 145.08 feet to the true point of beginning; thence containing South 59° 32' 28" East, along said Northeasterly line, a distance of 54.93 feet to the Northeast corner of said Slind Tract; thence South 00° 02' 28" East, along the East line of said Slind Tract, a distance of 150.00 feet to the Southeast corner thereof; thence North 59° 32' 28" West, along the Southwesterly line of said Slind Tract, a distance of 111.78 feet; thence North 89° 57' 32" East, a distance of 48.99 feet; thence North 00° 02' 28" West, a distance of 121.14 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.