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Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2507

JUN 24 2019

After Recording, Return To:

Antipolo & Paul Law Firm P.S.
Virginia C. Antipolo-Utt
2825 Colby Avenue, Suite 301
Everett, WA 98201

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

QUIT CLAIM DEED

Grantor(s) (Seller(s)): Gordon K. Weiss, an unmarried person
Grantee(s) (Buyer(s)): Bayview Mobile Home Park MV, L.L.C., a Washington Limited Liability Company
Legal Description (abbreviated): Section 31, Township 35 North, Range 3 East, W.M.; Por. S1/2 NE1/4.
Assessor's Tax Parcel No: P35114; 350331-0-042-0009

THE GRANTOR, **GORDON K. WEISS**, individually, for and in consideration of the transfer of such real property as a capital contribution into his wholly owned limited liability company, quit claim to **BAYVIEW MOBILE HOME PARK MV, L.L.C.**, a Washington Limited Liability Company, as GRANTEE, all of his interest in the following-described real property commonly known as **11453 Bayview Edison Rd. Mount Vernon WA 98273**, situated in Skagit County, State of Washington, together with all after acquired title of the GRANTOR therein.

PARCEL "A":

THAT PORTION OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 89 DEGREES 52'30" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 621.58 FEET;

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MOBILE HOME PARK LOCATED AT:
11453 BAYVIEW EDISON RD.
MOUNT VERNON, WA 98273

ORIGINAL

THENCE NORTH 70 DEGREES 49'25" WEST ALONG THE CENTERLINE OF THE EXISTING COUNTY ROAD 247.13 FEET;
THENCE SOUTH 8 DEGREES 09' WEST 20.37 FEET TO THE SOUTHERLY BOUNDARY OF SAID ROAD AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 8 DEGREES 09' WEST 62.10 FEET TO THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 31;
THENCE SOUTH 89 DEGREES 53'30" WEST ALONG SAID SOUTH LINE 681.73 FEET;
THENCE NORTH 21 DEGREES 49'30" EAST 301.55 FEET TO THE SOUTHERLY LINE OF THE COUNTY ROAD;
THENCE SOUTH 67 DEGREES 21'10" EAST ALONG THE SOUTHERLY LINE OF SAID ROAD 162.44 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; SAID CURVE HAVING RADIUS OF 2884.79 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 3 DEGREES 28'15", AND ARC DISTANCE OF 174.75 FEET TO THE END OF SAID CURVE;
THENCE SOUTH 70 DEGREES 49'25" EAST ALONG THE SOUTHERLY LINE OF THE COUNTY ROAD 280.87 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT TIDE LANDS OF THE SECOND CLASS, IF ANY.

PARCEL "B":

THAT PORTION OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 89 DEGREES 53'30" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 621.58 FEET;
THENCE NORTH 70 DEGREES 49'25" WEST ALONG THE CENTERLINE OF THE EXISTING COUNTY ROAD 524.10 FEET TO THE BEGINNING OF A CURVE IN SAID COUNTY ROAD;
THENCE NORTH 19 DEGREES 10'35" EAST 20.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID ROAD, THE TRUE POINT OF BEGINNING;
THENCE NORTH 10 DEGREES 03'29" EAST 647.29 FEET TO THE CENTERLINE OF VACATED "H" STREET IN BAYVIEW;
THENCE SOUTH 68 DEGREES 58'20" WEST ALONG SAID CENTERLINE 501.59 FEET TO THE NORTH LINE OF A TRACT CONVEYED TO C. B. PAULSON IN DEED RECORDED AS AUDITOR'S FILE NO. 370772, RECORDS OF SKAGIT COUNTY;
THENCE SOUTH 89 DEGREES 53'30" WEST ALONG THE NORTH LINE OF SAID TRACT 65.28 FEET TO THE NORTHWEST CORNER OF SAID TRACT;
THENCE SOUTH 0 DEGREES 06'30" EAST 24.95 FEET TO THE CENTERLINE OF VACATED "H" STREET;
THENCE SOUTH 68 DEGREES 58'20" WEST 62.64 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID C.

PAULSON AND PATRICIA A. PAULSON BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 583174 RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 3 DEGREES 39'50" WEST ALONG THE EASTERLY LINE OF SAID TRACT 216.57 FEET TO A POINT ON A CURVE IN THE NORTHERLY LINE OF SAID COUNTY ROAD HAVING A RADIUS POINT BEARING SOUTH 17 DEGREES 33'01" WEST A DISTANCE OF 1452.39 FEET;

THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHEASTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 5 DEGREES 05'49" A DISTANCE OF 129.20 FEET;

THENCE SOUTH 67 DEGREES 21'10" EAST ALONG THE NORTHERLY LINE OF SAID COUNTY ROAD 228.00 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2844.79 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3 DEGREES 28'15" A DISTANCE OF 172.33 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "C":

THE PORTION OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID C. PAULSON AND PATRICIA A. PAULSON BY QUIT CLAIM DEED AS RECORDED UNDER AUDITOR'S FILE NO. 583174, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 3 DEGREES 39'50" WEST ALONG THE EASTERLY LINE OF SAID PAULSON TRACT, 216.57 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE COUNTY ROAD;

THENCE NORTH 1 DEGREE 27'10" WEST, 208.84 FEET TO THE CENTERLINE OF VACATED "H" STREET, IN BAYVIEW;

THENCE NORTH 68 DEGREES 58'20" EAST ALONG THE CENTERLINE OF SAID VACATED "H" STREET, 20.50 FEET TO THE POINT OF BEGINNING. EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL C, AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED IN VOLUME 750, AT PAGE 86 UNDER AUDITOR'S FILE NO. 8303310070, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 68 DEGREES 57'02" WEST, ALONG THE CENTERLINE OF VACATED "H" STREET IN BAYVIEW, A DISTANCE OF 14.12 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 1 DEGREE 50'44" WEST, PARALLEL WITH AND 2 FEET EASTERLY AS MEASURED AT RIGHT ANGLES FROM AN EXISTING FENCE, A DISTANCE OF 103.81 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID TRACT C;
 THENCE NORTH 1 DEGREE 28'28" WEST, ALONG SAID WEST LINE, A DISTANCE OF 101.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT C;
 THENCE NORTH 68 DEGREES 57'02" EAST, ALONG THE NORTH LINE OF SAID TRACT C A DISTANCE OF 6.38 FEET TO THE POINT OF BEGINNING.

Subject to encumbrances of record.

Situate in the County of Skagit, State of Washington.

Skagit County Tax Parcel No(s): P35114; 350331-0-042-0009.

DATED this 19th day of June, 2019.

Gordon K. Weiss
 GORDON K. WEISS

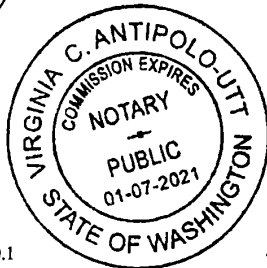
STATE OF WASHINGTON)

) ss.

COUNTY OF SNOHOMISH)

On this day personally appeared before me **GORDON K. WEISS** 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.

19th SUBSCRIBED AND SWORN TO before me by **GORDON K. WEISS** and on this day of June, 2019.



Virginia C. Antipolo-Utt
 VIRGINIA C. ANTIPOLU-UTT
 NOTARY PUBLIC in and for the
 State of Washington, residing at Snohomish.
 My commission expires: 01/07/2021