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06/28/2019 03:42 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Recording Requested by And
When Recorded Mail To:

JON M. SCHORR
CARNEY BADLEY SPELLMAN, P.S.
701 Fifth Avenue, Suite 3600
Seattle, Washington 98104

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192659
JUN 28 2019

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

Grantors: ROLFE, REBECCA L., AND ROLFE, ROBIN A., AS CO- TRUSTEES OF
THE ROLFE QUALIFIED RESIDENTIAL PROPERTY TRUST U/A
APRIL 2, 2003

Grantees: THISTLELESS, LLC, a Washington limited liability company

Legal Description (abbr.): LOT C & PTN TRACT D, SP# 521-81 AF#8602070072 (PTN GOV. LOT
1, 26-36-1)
Full legal description in attached Exhibit A

Assessor's Tax Parcel ID#: P108028; P108029; P108039; P46599; P118386


QUIT CLAIM DEED

THE GRANTORS, Rebecca L. Rolfe and Robin A. Rolfe, as Co-Trustees of the ROLFE QUALIFIED RESIDENTIAL PROPERTY TRUST U/A APRIL 2, 2003, a residential property trust established April 2, 2003, for and in consideration of all of the membership interests in Grantee, hereby convey and quit claim to THISTLELESS, LLC, a Washington limited liability company the real estate described in Exhibit A attached hereto, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein.

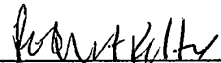
QUIT CLAIM DEED - 1
TH1017-0001 5615225 v01CC

DATED June 1, 2019.

**ROLFE QUALIFIED RESIDENTIAL
PROPERTY TRUST U/A APRIL 2, 2003**

By: 

Rebecca L. Rolfe, Trustee

By: 

Robin A. Rolfe, Trustee

STATE OF WASHINGTON)
) ss.
COUNTY of King)

I certify that I know or have satisfactory evidence that Rebecca L. Rolfe is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as a Trustee of the **ROLFE QUALIFIED RESIDENTIAL PROPERTY TRUST** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: June 1, 2019



Amy Sjoberg

Amy Sjoberg
[print name]

NOTARY PUBLIC in and for the State of
Washington, residing at King Co.

My appointment expires 8/9/2020

STATE OF WASHINGTON)
) ss.
COUNTY of King)

I certify that I know or have satisfactory evidence that Robin A. Rolfe is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as a Trustee of the **ROLFE QUALIFIED RESIDENTIAL PROPERTY TRUST** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: June 1, 2019



Amy Sjoberg

Amy Sjoberg
[print name]

NOTARY PUBLIC in and for the State of
Washington, residing at King Co.

My appointment expires 8/9/2020

EXHIBIT ALegal DescriptionPARCEL "A":

Tract "C" of Short Plat 521-81, approved January 3, 1985, recorded February 7, 1986, in Volume 7 of Short Plats, page 71, under Auditor's File No. 8602070072, records of Skagit County, Washington; being a portion of Government Lot 1, Section 26, Township 36 North, Range 1 East, W.M., including the tidelands of the second class abutting thereon, ALSO TOGETHER WITH Tract "D" of Short Plat 521-81, approved January 3, 1985, recorded February 7, 1986, in Volume 7 of Short Plats, page 71, under Auditor's File No. 8602070072, records of Skagit County, Washington; being a portion of Government Lot 1, Section 26, Township 36 North, Range 1 East, W.M., including the tidelands of the second class abutting thereon,

EXCEPT that portion of Tract "D" as conveyed to Robert P. Marshall & Terry L. Marshall, on June 14, 2017, under Auditor's File No. 201706140066, more particularly described as follows:

BEGINNING at the Southwest corner of said Tract "D"; thence North 32°10'00" West along the West line of said Tract "D" for a distance of 125.12 feet; thence South 88°48'30" East for a distance of 567.97 feet; thence South 87°03'10" East for a distance of 370.32 feet; thence North 85°31'43" East for a distance of 190.85 feet, more or less, to the Westerly margin of second class tidelands; thence South 46°56'30" East for a distance of 167.80 feet to a point on the South line of said Tract "D"; thence North 88°48'30" West along said South line of said Tract "D" for a distance of 1,184.20 feet to the Southwest corner of said Tract "D" and being the POINT OF BEGINNING.

The Easterly margin of the above parcel description is shortened or lengthened to terminate at the Westerly boundary of said second class tidelands.

ALSO, EXCEPT that portion of second class tidelands conveyed to Robert P. Marshall & Terry L. Marshall.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities, over and across Tract "G" (Forest Lane), as shown on the face of said Short Plat.
Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for ingress, egress and utilities over and across a strip of land 60 feet in width being 30 feet on each side of a centerline described as follows:

Beginning at a point on the South Boundary Line of said Government Lot 1, which is 479 feet East of the Northwest corner of Government Lot 4 in said Section 26; thence North 28°35 feet West to the South line of the above described main tract as created and established by instrument dated April 9, 1947, recorded April 14, 1947, under Auditor's File No. 403249.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

A perpetual easement for ingress, egress and utilities over and across a strip of land 40 feet in width being 20 feet on each side of a centerline described as follows:

Beginning at a point on the South boundary line of said Government Lot 1, which is 479 feet East of the Northwest corner of Government Lot 4 in said Section 26; thence Southeasterly 300 feet, more or less, to a point on existing road crossing the City of Anacortes Park in said Government Lot 4 as granted and created by instrument dated December 8, 1946, recorded March 8, 1947, under Auditor's File No. 401802.

Situate in the County of Skagit, State of Washington.