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LAWRENCE A. PIRKLE

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01/03/2020 02:53 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

202033

JAN - 3 2020

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

### QUIT CLAIM DEED

**THE GRANTOR**, KEITH D. EARNST and MARIA I. EARNST, Husband and Wife, for and in consideration of transfer to Limited Liability Company, (mere change in form of ownership, (WAC 458-61A-211(2a)), conveys and quit claims to **GRANTEE**, CMC GROUP, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

**Assessor's Parcel No:** P37469 350424-0-098-0000 and P102431 350424-1-001-0100

Abbreviated legal description:

Section 24, Township 35, Range 4; Ptn. NE NE

More fully described on Exhibit "A" and incorporated herein by this reference.

Together with and subject to: All covenants, conditions, restrictions, reservations, agreements, easements and assessments of record, if any.

Dated 2<sup>nd</sup> day of January 2020.

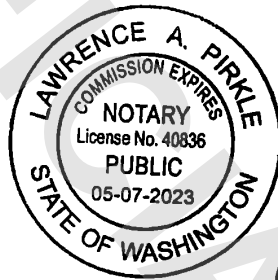
*Keith D. Earnst*  
\_\_\_\_\_  
KEITH D. EARNST

*Maria I. Earnst*  
\_\_\_\_\_  
MARIA I. EARNST

STATE OF WASHINGTON     )  
  )     ss.  
COUNTY OF SKAGIT     )

On this day personally appeared before me, KEITH D. EARNST AND MARIA I. EARNST, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2<sup>nd</sup> day of January, 2020.



LAWRENCE A. PIRKLE

[Signature]  
NOTARY PUBLIC in and for the  
State of Washington  
Residing at: Mount Vernon  
My Commission Expires: 5/7/23

**EXHIBIT "A"****PARCEL "A":**

The East ½ of the following described property:

That portion of the Northeast ¼ of the Northeast ¼ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning on the South line of the said Northeast ¼ of the Northeast ¼, 666.5 feet East of its Southwest corner; thence North 195 feet; thence East 223.5 feet thence South to the South line of said Northeast ¼ of the Northeast ¼; thence West to the point of beginning,

EXCEPT any portion thereof lying within the boundaries of the East one-third of said Northeast ¼ of the Northeast ¼,

EXCEPT that portion thereof conveyed to the State of Washington for road right-of-way, by instrument recorded February 13, 1952, under Skagit County Auditor's File No. 472953.

**PARCEL "B":**

That portion of the Northeast ¼ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the West right-of-way line (40 feet from centerline) of Township Road with the North right-of-way line (75 feet from centerline) of Secondary State Highway No. 1-A; thence South 88°33'29" West, along the North line of said State Highway No. 1-A, a distance of 76.20 feet to a line 20 feet North of, as measured perpendicular to, the South line of the East one-third of the Northeast ¼ of the Northeast ¼ of said Section 24; thence North 88°51'15" West along said line 20 feet North of said Southerly line and parallel with said Southerly line, a distance of 188.90 feet to the true point of beginning; thence North 0°00'00" East a distance of 152.02 feet; thence South 88°51'15" East, parallel with said South line, a distance of 63.18 feet to a point that bears North 88°51'15" West and is 202.00 feet distant from the West line of said Township Road; thence North 00°00'00" East, parallel with said Township Road, a distance of 207.06 feet to a line that is 379 feet North of, as measured perpendicular to, the South line of said Northeast ¼ of the Northeast ¼; thence North 88°51'15" West parallel with said South line, a distance of 204.98 feet to the West line of said East one-third of the Northeast ¼ of the Northeast ¼; thence South 00°17'16" East along said West line, a distance of 359.12 feet to a line that is parallel with and 20 feet North of, as measured perpendicular to, said South line of the East one-third of the Northeast ¼ of the Northeast ¼; thence South 88°51'15" East along said parallel line, a distance of 140.00 feet to the true point of beginning.

(Also known as Lot 2 of that Survey recorded July 12, 1991, under Auditor's File No. 9107120026, in Volume 11 of Surveys, pages 127 and 128, records of Skagit County, Washington).

**PARCEL "C":**

A non-exclusive easement for ingress and egress over and across the North 30 feet of Tracts 1 and 2 hereinafter described, as established by document recorded as Auditor's File No. 200102080045.

## PARCEL "D":

A non-exclusive easement for the installation, construction, repair and maintenance of utilities over, under and across the South 20 feet of Tracts 2 and 3 hereinafter described, as established by documents recorded as Auditor's File No. 200101220091.

## Tract 1:

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 4 East, W.M..

Beginning at a point on the West line of the State Highway a distance of 379 feet North of the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence West 146.5 feet; thence South 120 feet; thence East 146.5 feet; thence North 120 feet to the point of beginning.

## Tract 2:

The West 65.5 feet of the following described tract:

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of State Highway right-of-way a distance of 172 feet North of the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence North a distance of 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington; thence West a distance of 146.5 feet to the Southwest corner of said Anderson Tract; thence North a distance of 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of the South line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence West 65.5 feet to a point 212.0 feet West of the West line of said State Highway right-of-way; thence South parallel with the West line of State Highway right-of-way, a distance of 207 feet; thence East a distance of 212 feet to the point of beginning.

## Tract 3:

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of State Highway right-of-way 172 feet North of the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence North 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington; thence West 146.5 feet to the Southwest corner of said Anderson Tract; thence North 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of the South line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence West 65.5 feet to a point 212.0 feet West of the West line of said State Highway right-of-way; thence South parallel to the West line of said State Highway right-of-way a distance of 207 feet; thence East 212 feet to the point of beginning,

EXCEPT the West 65.5 feet thereof.