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06/30/2021 03:45 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When Recorded Please Return To:
LAWRENCE A. PIRKLE
P.O. Box 1788
Mount Vernon, WA 98273
(360) 336-6587

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-2995
JUN 30 2021

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

QUIT CLAIM DEED

THE GRANTOR, ROSEBUD LANE, LLC, a California Limited Liability Company, for and in consideration of transfer to Member/Manager in proportion to ownership (WAC 458-61A-211(2)(b)), conveys and quit claims to **GRANTEE**, NORMAN E. NUTTER, as Trustee of THE NORMAN E. NUTTER TRUST, dated December 23, 2009, 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 Number: P62331 (3867-000-011-0201)

Abbreviated Legal Description: A portion of Tracts 11 and 18, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, Records of Skagit County, Washington.

Legal Description fully described on Exhibit "A" attached hereto and incorporated herein by this reference.

Situate in County of Skagit, State of Washington.

Dated the 29th day of June, 2021.

ROSEBUD LANE, LLC

By: *[Signature]*

NORMAN E. NUTTER, Member/Manager

I certify that I know or have satisfactory evidence that NORMAN E. NUTTER is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Member/Manager of ROSEBUD LANE, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

A circular notary seal for Lawrence A. Pirkle, a Notary Public in the State of Washington. The seal features the text "LAWRENCE A. PIRKLE" at the top, "COMMISSION EXPIRES" at the top of the inner circle, "NOTARY" in the center, "License No. 40836" below it, "PUBLIC" below that, and "05-07-2023" at the bottom of the inner circle. The outer ring of the seal contains the text "STATE OF WASHINGTON".

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

Exhibit "A"

Assessor's Parcel Number: P62331 (3867-000-011-0201)

Lot "A" being more particularly described as follows:

A portion of Tracts 11 and 18, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

Beginning at the North 1/4 corner of Section 32, Township 35 North, Range 4 East, W.M., said County and State, said point being shown as a brass tack in rock on Sheet 4 of 4, BURLINGTON HILL BUSINESS PARK, PHASE II, BINDING SITE PLAN, approved October 15, 1997, recorded October 29, 1997, in Volume 13 of Short Plats, pages 53 through 56, inclusive, under Auditor's File No. 9710290033, records of Skagit County, Washington;
thence South 2°11'42" West along the North-South centerline of said Section 32 for a distance of 1,158.57 feet to the true point of beginning;
thence South 89°15'53" East for a distance of 178.21 feet;
thence South 2°11'42" West, parallel with said North-South centerline, for a distance of 163.26 feet;
thence North 89°15'53" West for a distance of 178.21 feet to said centerline;
thence North 2°11'42" East on said North-South centerline, for a distance of 163.26 feet to the true point of beginning;
situated in the State of Washington, County of Skagit,

TOGETHER WITH an easement 10 feet in width for ingress and egress over and across that portion of Lot 40, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Lot 40, and which point is also the Southwest corner of Lot 38 of said "PLAT OF TINAS COMA";
thence North 89°12'36" West along the South line of said Lot 40, a distance of 129.08 feet to a Southwest corner of said Lot 40;
thence North 0°47'24" East along a Westerly line of said Lot 40, a distance of 90.00 feet to a corner of said Lot 40 and the true point of beginning of this easement description;
thence North 56°59'29" West, a distance of 35.55 feet;
thence North 13°47'47" West, a distance of 50.95 feet, more or less, to a point on the Southerly right of way line of the cul-de-sac to Bella Vista Lane as platted, and which point bears South 7°49'38" East, a distance of 55.00 feet from said cul-de-sac radius point;
thence Westerly along the Southerly line of said cul-de-sac on a curve to the right having a

central angle of $10^{\circ}38'17''$ and a radius of 55.00 feet, an arc distance of 10.21 feet;
thence South $13^{\circ}47'47''$ East, a distance of 56.91 feet;
thence South $56^{\circ}59'29''$ East, a distance of 23.64 feet, more or less, to a point on a Southerly line of said Lot 40 which bears North $89^{\circ}12'36''$ West, a distance of 18.76 feet from the true point of beginning;
thence South $89^{\circ}12'36''$ East along a Southerly line of said Lot 40, a distance of 18.76 feet to the true point of beginning of this easement description.

TOGETHER WITH an easement 10 feet in width for ingress and egress over and across that portion of Lot 40, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, as record November 20th, 2008 under Auditor's File No. 200812110068, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement delineated over and across the five following described portions of the "PLAT OF TINAS COMA," recorded as Skagit County Auditor's File No. 200008110004.

1. A Southeasterly 30-foot wide portion of Lot 55 thereof;
2. An Easterly 30-foot wide portion of Open Space Tract "I" thereof;
3. A Northerly and Northwesterly 20-foot wide portion of Lot 56 thereof;
4. A Westerly 20-foot wide portion of Lot 57 thereof; and
5. A Westerly 20-foot wide portion of Lot 58 thereof.

TOGETHER WITH a non-exclusive easement 10 feet in width, 5 feet each side of the following described line, for ingress and egress over and across that portion of Parcel A described above:

Beginning at the Southwest corner of Lot 40 of the "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington, described as follows, which point is also the Southwest corner of Lot 38 of said "PLAT OF TINAS COMA,"
thence North $0^{\circ}47'24''$ East along a Westerly line of said Lot 40, a distance of 90.00 feet to a corner of said Lot 40;
thence North $89^{\circ}12'36''$ West along the South line of said Lot 40, a distance of 9.39 feet to the true point of beginning of and center line of this easement description;
thence South $56^{\circ}59'29''$ East, a distance of 5.19 feet;
thence South $0^{\circ}47'24''$ West parallel with the Westerly line of said Lot 40, a distance of 87.21 feet to the intersection of the center line of an existing driveway;
thence Southwesterly on the center line of the existing driveway to the North property line of Lot A on the following courses;
thence South $15^{\circ}28'28''$ West a distance of 59.85 feet;

thence South 21°27'00" West a distance of 29.17 feet to the North line of the above described Lot A and the terminus of the 10 foot easement.

TOGETHER WITH a non-exclusive easement 10 feet in width, 5 feet each side of the following described line, for ingress, egress, and utilities over, under and across that portion of Parcel A described above:

Beginning at the Southwest corner of Lot 40 of the "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington;
thence North 0°47'24" East along a Westerly line of said Lot 40, a distance of 90.00 feet to a corner of said Lot 40;
thence North 89°12'36" West along the South line of said Lot 40, a distance of 9.39 feet to the true point of beginning of and center line of this easement description;
thence South 56°59'29" East, a distance of 5.19 feet;
thence South 0°47'24" West parallel with the Westerly line of said Lot 40, a distance of 87.21 feet to the intersection of the center line of an existing driveway;
thence Southwesterly on the center line of the existing driveway to the North property line of Lot A on the following courses:
thence South 15°28'28" West a distance of 59.85 feet;
thence South 21°27'00" West a distance of 29.17 feet to the North line of the above described Lot A and the terminus of the 10 foot easement.

(ALSO known as Lot A of Burlington BLA 2-17, delineated as "After BLA Lot A" on that survey attached to page 16 of deed recorded May 30, 2017 under Skagit County Auditor's File No. 201705300208; AND described as 'After Legal Descriptions Lot A' of that deed recorded June 8, 2017 under Skagit County Auditor's File No. 201706080091.)

All situate within the County of Skagit, State of Washington.