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05/18/2022 02:58 PM Pages: 1 of 5 Fees: \$207.50
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

20220518
MAY 18 2022

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

QUIT CLAIM DEED

THE GRANTOR, SHANE FAMILY, LLC, a Washington Limited Liability Company, for and in consideration of transfer to wholly owned subsidiary (WAC 458-61A-211(2)(c)), conveys and quit claims to **GRANTEE**, RIVER'S EDGE PROPERTY HOLDINGS, 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 Numbers: P-26329, P-26330, P-26311 and P-26314

Abbreviated Legal Description: Portion of Government Lots 3 and 13, Section 19, Township 34 North, Range 4 East, W.M.

Full Legal Description: Attached hereto as Exhibit "A" and incorporated herein by this reference.

Situated in the County of Skagit, State of Washington.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Dated this 16th day of May, 2022.

SHANE FAMILY, LLC, a Washington Limited Liability Company

By: *Fay A. Shane*
FAY A. SHANE, Member

By: *Fay A. Shane*
FAY A. SHANE, Trustee of the Thomas Shane Exemption Equivalent Trust, Member

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that FAY A. SHANE is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument, and acknowledged it as a Member of SHANE FAMILY, LLC, a Washington Limited Liability Company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 16th day of May, 2022.

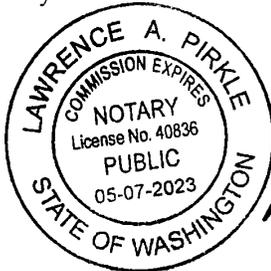


LAWRENCE A. PIRKLE
[Signature]
NOTARY PUBLIC in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/23

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that FAY A. SHANE is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument, and acknowledged it as Trustee of the Thomas Shane Exemption Equivalent Trust, a Member of SHANE FAMILY, LLC, a Washington Limited Liability Company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 16th day of May, 2022.



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"

Assessor's Parcel Numbers: P-26329, P-26330, P-26311 and P-26314

That portion of the following described Parcels "A", "B" and "C" lying Southerly of the South line of that certain Dike District No. 1 right-of-way as condemned in Skagit County Superior Court Cause No. 3049.

Parcel "A"

The West 1,035 feet of Government Lot 3, Section 19, Township 34 North, Range 4 East, W.M.,

EXCEPT the North 30 feet thereof for road,

AND EXCEPT Dike District No. 1 right-of-way as condemned in Skagit County Superior Court Cause No. 3049,

AND EXCEPT the following described tracts:

1. The West 250 feet of the North 1,119 feet of said Government Lot 3, Section 19, Township 34 North, Range 4 East, W.M.
2. BEGINNING at a point on the North line of said Government Lot 3 such that a line running South from this point will be parallel to and 375 feet East of the West line of said Government Lot 3;
thence South along said parallel line, 600 feet;
thence East parallel to the North line of said Lot 3, 660 feet;
thence North parallel to the West line of said Government Lot 3, 600 feet to its intersection with the North line of said Government Lot 3;
thence West along said North line 660 feet to the POINT OF BEGINNING.
3. That portion of the West 350 feet of Government Lot 3, lying Southerly of a line drawn East from a point on the West line thereof that is 1,119 feet South of the Northwest corner thereof as conveyed to Diking District No. 1 by deed dated May 31, 1910 and recorded June 23, 1910, under Auditor's File No. 79991 in Volume 81 of Deeds, page 192, records of Skagit County, Washington.

Parcel "B"

TOGETHER WITH that portion of Government Lot 3 lying East of a line 1,035 feet East and parallel to the West line thereof,

EXCEPT Dike District No. 1 right-of-way condemned in Skagit County Superior Court Cause No. 3049.

Parcel "C"

AND TOGETHER WITH the West 429 feet of Government Lot 13 in Section 19, Township 34 North, Range 4 East, W.M.,

EXCEPT the North 30 feet thereof for road,

AND EXCEPT Dike District No. 1 right-of-way as condemned in Skagit County Superior Court Cause No. 3049,

AND ALSO EXCEPT the following described tract:

BEGINNING at the Northwest corner of said Government Lot 13;
thence North 88°21'00" East along the North line of said Government Lot 13, a distance of 429.00 feet;
thence South 0°15'11" West 30.02 feet to the South line of the County Road and the Northeast corner of that certain parcel as described under Auditor's File No. 880605 and the TRUE POINT OF BEGINNING;
thence continue South 0°15'11" West along the East line of said parcel recorded under Auditor's File No. 880605, a distance of 279.99 feet to the Northwest corner of that certain 20.00 foot parcel as described under Auditor's File No. 587978;
thence South 88°21'00" West along the Westerly extension of the North line of said 20.00 foot parcel, 5.20 feet;
thence North 0°06'55" West 279.93 feet, more or less, to a point South 88°21'00" West 7.00 feet from the TRUE POINT OF BEGINNING along the South line of said County road;
thence North 88°21'00" East 7.00 feet to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT the following described tract:

Commencing at the Northeast corner of the West 429.00 feet (as measured perpendicular to the West line) of said Government Lot 13;
thence South 0°15'11" West parallel with said West line of Government Lot 13, for a distance of 30.02 feet, more or less, to the Southerly right-of-way margin of McLean Road;
thence South 88°21'00" West along said South right-of-way margin of McLean Road for a distance of 7.00 feet, more or less, to the Northwest corner of that certain parcel conveyed to Richard E. Meyer and Lois Meyer, husband and wife, by Quit Claim deed recorded under Auditor's File No. 200305190147;

thence South 0°06'55" East along the West line of said Meyer parcel for a distance of 279.94 feet to the Southwest corner thereof;
thence North 88°21'00" East along the South line of said Meyer parcel for a distance of 5.20 feet, more or less, to the East line of said West 429.00 feet of Government Lot 13 and being the TRUE POINT OF BEGINNING;
thence South 0°15'11" West along said East line of the West 429.00 feet of Government Lot 13 for a distance of 856.34 feet, more or less, to the Northerly margin of Dike District No. 1 right-of-way as condemned in Skagit County Superior Court Cause No. 3049;
thence South 66°08'57" West along said Northerly right-of-way margin for a distance of 1.24 feet to an angle point;
thence South 56°23'00" West along said Northerly right-of-way for a distance of 5.01 feet;
thence North 00°12'20" East for a distance of 859.44 feet, more or less, to a point bearing South 88°21'00" West from the TRUE POINT OF BEGINNING;
thence North 88°21'00" East for a distance of 6.00 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH an easement for pedestrian access, for the owner of the property to the South described on Exhibit "D" above, over and across the East 10 feet of that certain property described on attached Exhibit "C". No trail construction is allowed and advance notice of use shall be required from the owner of the property described on said Exhibit "C" prior to each use. The easement is for the sole benefit of the owner of the property described on this Exhibit "D" parcel.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All situated in the County of Skagit, State of Washington.