

UNOFFICIAL DOCUMENT

200108150113
Skagit County Auditor
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Parcel No.: 3864-005-003-0005/P62213;3864-005-005-0003/P62214
Legal Desc.: Lots 3, 4 & 5, Blk 5, Bingham Acreage

QUIT CLAIM DEED

THE GRANTORS, Buchanan Avenue LLC, a Washington limited liability company, as the owner of the property described on Exhibit "B" attached hereto, for and in consideration of NO MONETARY CONSIDERATION, to eliminate beneficial easement rights conveyed under Auditor's File No. 200006140193 and/or 200006150112, conveys and quit claims to Clear Lake LLC, a Washington limited liability company and Brian Lipscomb, a single man, as his separate property, THE GRANTEES, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

As attached hereto as Exhibit "A"

Dated this 3 day of May, 2001.



Buchanan Avenue LLC
By: William A. Rimmer
Its: Managing Member

SKAGIT COUNTY WASHINGTON
Real Estate Auditor

AUG 15 2001

Amount Paid \$
Skagit Co. Treasurer Deputy
E/ *lp*

STATE OF WASHINGTON

County of Skagit

ss

I hereby certify that I know or have satisfactory evidence that William A. Rimmer is the person who personally appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of Buchanan Avenue LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

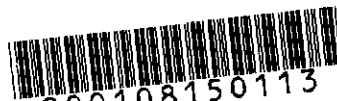
Dated this 3rd day of April, 2001.



Sharon R. Anthony
Notary Public in and for the
State of Washington, residing at

Mount Vernon.

My appointment expires 9-6-2001.



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Exhibit "A"

A non-exclusive easement for ingress, egress, utilities and drainage over, under and across the following described property:

Easement No. 1

The East 20 feet of Lot 4 and the West 10 feet of Lot 5; the West 10 feet of Lot 12 and the East 20 feet of Lot 13; all in Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

Easement No. 2

A non-exclusive easement for ingress, egress utilities and drainage over, under and across a cul-de-sac with a 50 foot radius, the radial point beginning at a point 50 feet radially from a point on the South line of Lot 12 which is 10 feet East of the Southwest corner thereof and terminating at a point on the South line of Lot 13 that is 20 feet West of the Southeast corner thereof.

Situate in the County of Skagit, State of Washington



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Exhibit "B"

Lots 3, 4 and 5, Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington



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, Skagit County Auditor