

**AFTER RECORDING MAIL TO:**



200203060064

Skagit County Auditor

3/6/2002 Page 1 of 3 10:00AM

Name RICHMOND JPJ ENTERPRISES, INC

Address P.O.BOX 2789

City/State BELLINGHAM, WA 98227-2789

**QUIT CLAIM DEED**

THE GRANTOR

NIELSEN BROTHERS, INC

For and in consideration of

\$10.00 AND OTHER VALUABLE CONSIDERATIONS.

Conveys and quit claims to

RICHMOND JPJ ENTERPRISES, INC

all interest in the following described real property, situated in the County of Skagit,  
State of Washington, together with all after acquired title of the grantor (s) therein.

Ptn. lot 1, Plat of River Valley View Estates

See Attached "EXHIBIT - A"

The above described property will be combined or aggregated with  
contiguous property owned by the purchaser. This boundary adjustment  
is not for the purpose of creating an additional building lot.

Assessor's Property Tax Parcel No.: 4777 - 000 - 0000 / P118026

Dated 12-10, 2001.

By

Robert C. Nielsen  
Robert C. Nielsen, President

# 904  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 06 2002

Amount Paid \$  
Skagit Co. Treasurer  
By [Signature] Deputy

**EXHIBIT - A**

**LEGAL DESCRIPTION**

All that portion of Lot 1 as shown on the Plat of River Valley View Estates, recorded as Auditor's File No. 200105070102, records of Skagit County, Washington, and being more particularly described as follows;

Beginning at the Southwest corner of said Lot 1;  
Thence N.01°35'01"E., along the west line of said Lot 1, a distance of 448.00 feet;  
Thence S.57°45'27"E., a distance of 36.70 feet;  
Thence S.20°34'51"E., a distance of 36.70 feet;  
Thence S.02°00'00"E., a distance of 345.00 feet;  
Thence S.29°58'52"E., a distance of 63.00 feet to the south line of said Lot 1;  
Thence N.86°51'44"W., along said south line, a distance of 100.00 feet to the point of beginning.

The above described parcel of land contains 25,301 square feet, more or less.

TOGETHER WITH AND SUBJECT TO a 12.00 foot wide easement for ingress, egress over a portion of Lot 1, River Valley View Estates, as shown on Plat recorded as Auditor's File No. 200105070102, records of Skagit County, Washington, said easement being 6.00 feet on each side, measured at right angles, from the following described centerline:

Commencing at the Southwest corner of said Lot 1;  
Thence N.01°35'01"E., along the West line of said Lot 1, a distance of 448.00 feet to the TRUE POINT OF BEGINNING;  
Thence S.57°45'27"E., a distance of 36.70 feet;  
Thence S.20°34'51"E., a distance of 36.70 feet;  
Thence S.02°00'00"E., a distance of 345.00 feet to the TERMINUS.

The sidelines of the above described easement shall be lengthened and foreshortened to terminate at the West line of said Lot 1.



200203060064  
Skagit County Auditor

STATE OF WASHINGTON

County of Whatcom

SS (Corporate Acknowledgement)

On this 10<sup>th</sup> day of December, 2001, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert C. Nielsen ~~and~~ known to me to be President ~~and~~ respectively of Nielsen Brothers, Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

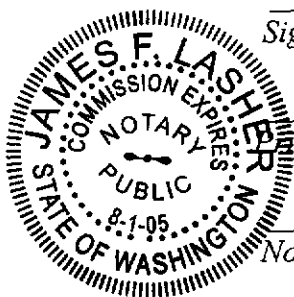
Witness my hand and official seal hereto affixed the day and year first above written.

*[Handwritten Signature]*

Signed

James F. Lasher

Notary Name



Notary Public in and for the State of Washington

My commission expires 8-1-05

Reviewed & Approved in accordance with SC Code ch. 14.18.  
11/1/2002 Maar Roder Sk. Co. Planning & Planmt

This jurat is page      of      and is attached to      dated     



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