



200505040076
Skagit County Auditor

5/4/2005 Page 1 of 6 1:53PM

After recording return document to:

YOUNGQUIST & BETZ
904 South Third
Mount Vernon, WA 98273

DOCUMENT TITLE: Quit Claim Deed

REFERENCE NUMBER OF RELATED DOCUMENT: N/A

GRANTOR(S): Carlson Family Investments, a Washington General Partnership

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Alfred N. Carlson and Virginia M. Carlson, Husband and Wife

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Lot 4, SP 38-87 and NE ¼
of NW ¼, Sec 25-33-4

SE ¼ of SW ¼ of Sec 24, Twp.
33 N, R 4 E.W.M.

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): P17308, P17307, P121688 and P17177

QUIT CLAIM DEED

THE GRANTOR, CARLSON FAMILY INVESTMENTS, a Washington General Partnership, for and in consideration of distribution of partnership assets (dissolution of partnership), conveys and quit claims to ALFRED N. CARLSON, JR. and VIRGINIA M. CARLSON, husband and wife, the following-described real estate, situate in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

(See attached Exhibits marked BLA Description for Al Carlson; Lot 4, Short Plat 38-87 and NE ¼ of NW ¼, Section 25-33-4; NEW PARCEL "A" (P17308, P17307 and a portion of P17225 and P17234); the legal description of which is set forth under Auditor's File No. 200405200072, records of the Skagit County Auditor, dated May 20, 2004, pages 5 and 6, a copy of which is attached hereto marked Exhibit "A," and by this reference made a part hereof as though fully set forth; and

The Southeast ¼ of the Southwest ¼ of Section 24, Township 33 North, Range 4 E.W.M., all of the above real property situate in the County of Skagit, State of Washington.

DATED this 27th day of April, 2005.

Carlson Family Investments, a Washington General Partnership by:

Mildred A. Leslie
Mildred A. Leslie

Delores Brown
Delores Brown

Alfred N. Carlson
Alfred N. Carlson

2167
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 04 2005

Amount Paid \$
Skagit Co. Treasurer
By Deputy

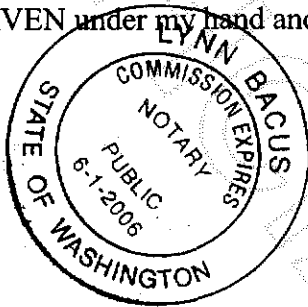


200505040076
Skagit County Auditor

STATE OF WASHINGTON)
 : SS
COUNTY OF SKAGIT)

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ALFRED N. CARLSON, to me known to be the individual described in and who executed the foregoing instrument, as a general partner of the Carlson Family Investments, signed and sealed this said instrument as his free and voluntary act and deed, for the uses and purposes therein mentioned and on oath stated he is authorized to execute the said instrument.

GIVEN under my hand and official seal this 28th day of April, 2005.

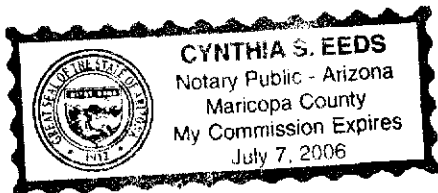


Lynn Bacus
Notary Public in and for the State of _____,
residing at Mount Rain

STATE OF Arizona)
 : SS
COUNTY OF Maricopa

Arizona
ca On this day before me, the undersigned, a Notary Public in and for the State of ~~Washington~~, duly commissioned and sworn, personally appeared DELORES BROWN, to me known to be the individual described in and who executed the foregoing instrument, as a general partner of the Carlson Family Investments, signed and sealed this said instrument as her free and voluntary act and deed, for the uses and purposes therein mentioned and on oath stated she is authorized to execute the said instrument.

GIVEN under my hand and official seal this 27th day of April, 2005.



Cynthia S Eeds
Notary Public in and for the State of Arizona,
residing at 3949 E Chandler Blvd.
Phx, AZ

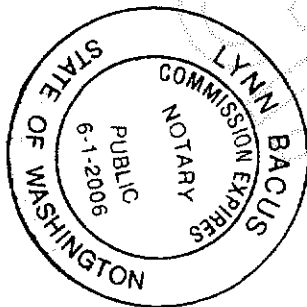


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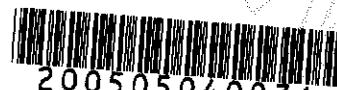
STATE OF Washington
COUNTY OF Skagit : SS

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MILDRED A. LESLIE, to me known to be the individual described in and who executed the foregoing instrument, as a general partner of the Carlson Family Investments, signed and sealed this said instrument as her free and voluntary act and deed, for the uses and purposes therein mentioned and on oath stated she is authorized to execute the said instrument.

GIVEN under my hand and official seal this 3rd day of May, 2005.



Lynn Bacus
Notary Public in and for the State of _____,
residing at Mount Vernon.



BLA Description for Al Carlson
Lot 4, Short Plat 38-87 and NE 1/4 of NW 1/4 , Section 25-33-4

NEW PARCEL "A" (P17308, P17307 and a portion of P17225 and P17234)

The Northeast 1/4 of the Northwest 1/4 of Section 25, Township 33 North, Range 4 East, W. M.,

EXCEPT that portion conveyed to Jack Robertson, et ux., by deed recorded as Auditor's File No. 428901, and described as follows:

Beginning at the Northwest corner of the East 1/2 of the Southeast 1/2 of the Northwest 1/4 of said Section;

thence East 26 feet to the center of the present logging road;

thence approximately North 46 degrees West 934 feet, more or less, along the centerline of said logging road to intersect the West line of the said Northeast 1/4 of the Northwest 1/4;

thence South 641 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4;

thence East 660 feet to the point of beginning.

ALSO Lot 4, Short Plat No. 38-87, as approved on August 16, 1988, and recorded in Book 8 of Short Plats, pages 58 and 59, under Auditor's File No. 8808180023, records of Skagit County, Washington, being in Government Lots 2 and 3, and in the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 33 North, Range 4 East, W. M.,

EXCEPT that portion of said Lot 4, Short Plat No. 38-87 lying southerly of State Route 9 and Easterly of the following described line:

Commencing at the intersection of the South line of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 33 North, Range 4 East, W.M. and the Easterly line of said State Route 9 as shown on said Short Plat No. 38-87;

thence South 87°28'58" East a distance of 24.69 feet along said South Line to the Southeast corner of said subdivision;

thence North 02°03'23" East a distance of 241.72 feet along the East line of said subdivision to the Southerly margin of said State Route 9, said point being on a curve the center of which is South 38°28'00" East 163.14 feet from said point;

thence along the arc of said curve to the right with a radius of 163.14 feet, a delta angle of 40°01'01", and an arc length of 113.94 feet to a point of tangency in said southerly margin;

thence South 88°26'59" East a distance of 61.09 feet along said southerly margin of State Route 9 to the TRUE POINT OF BEGINNING of said line;



thence South 01°33'01" West a distance of 137.86 feet;
thence North 84°24'20" East a distance of 137.16 feet;
thence South 82°01'51" East a distance of 143.14 feet;
thence South 62°44'38" East a distance of 80.77 feet to a point on a curve the center of which is North 88°31'31" West 200.00 feet from said point;
thence along the arc of said curve to the right with a radius of 200.00 feet, a delta angle of 51°25'20", and an arc length of 179.50 feet to a point of tangency;
thence South 52°53'49" West a distance of 130.76 feet to a point of curvature;
thence along the arc of said curve to the left with a radius of 250.00 feet, a delta angle of 16°38'00", and an arc length of 72.58 feet to a point of tangency;
thence South 36°15'49" West a distance of 85.44 feet to a point of curvature;
thence along the arc of said curve to the right with a radius of 25.00 feet, a delta angle of 64°37'23", and an arc length of 28.20 feet to a point of reverse curvature;
thence along the arc of said curve to the left with a radius of 45.00 feet, a delta angle of 137°21'26", and an arc length of 107.88 feet;
thence South 46°40'03" West a distance of 63.48 feet to an intersection with the Easterly margin of said State Route 9 and the terminus of said line.

Situate in the County of Skagit, State of Washington

