



200509200006

Skagit County Auditor

9/20/2005 Page 1 of 4 8:49AM

200508230095

Skagit County Auditor

8/23/2005 Page 1 of 2 11:28AM

AFTER RECORDING MAIL TO:

Land Title Company
P.O. Box 445
Burlington, WA 98233

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115397-PE KA

LAND TITLE OF SKAGIT COUNTY

**BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION
QUIT CLAIM DEED**

Grantor(s): Michael R. Mastro, a married man, as his separate property, dba J & M Enterprises, who erroneously acquired title as J & M Enterprises, Inc., a Washington Corporation
Grantee(s): Alan Cheung, a married man, as his sole and separate estate
Abbreviated Legal: ptn N 1/2 and ptn NE 1/4 of SW 1/4 & ptn NW 1/4 of SE 1/4, all in 1-36-3 E.W.M.
Assessor's Tax Parcel Number(s): 360301-0-004-0000, P47501, 360301-1-001-0001, P47514, 360301-1-002-0000, P47516, 360301-2-001-0009, P47519, 360301-2-005-0203, P47528, 360301-2-005-0310, P47530, 360301-4-002-0004, P47559, 360301-4-005-0001, P47562, 360301-0-003-0500, P119232

THE GRANTOR Michael R. Mastro, a married man as his separate property, dba J & M Enterprises for and in consideration of WAC#458-61-410 GIFT conveys and quit claims to ALAN CHEUNG, a married man, as his separate property the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the grantor(s) therein:

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION PARCEL "A":

That portion of the North 1/2 of Section 1, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said Section 1 that is South 88°30'26" East a distance of 1,322.09 feet from the Northwest corner thereof;
thence South 1°29'34" West a distance of 425 feet;
thence South 43°30'26" East a distance of 1,100.00 feet;
thence South 88°30'26" East a distance of 320.00 feet to an intersection with the Northwesterly line of a tract of land conveyed to Bruce McCaleb and Patricia McCaleb, husband and wife, by deed recorded February 21, 1998, under Auditor's File No. 9802130008;
thence Southwesterly, along said Northwesterly line, to an intersection with the Northeasterly right-of-way line of Lake Samish Road;
thence Northwesterly, along said Northeasterly right-of-way line to the North line of said Section 1;
thence Easterly along said Northerly line to the point of beginning.

EXCEPT any portion lying Westerly of the Easterly line of those County right-of-ways as conveyed by deeds under Auditor's File Nos. 349150 and 116912.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the North 1/2 of Section 1, Township 36 North, Range 3 East, W.M. lying Westerly of the Westerly right-of-way line of Primary State Highway No. 1 and Southeasterly of the following described line:

Beginning at a point on the Northeasterly right-of-way line of that certain tract conveyed to Skagit county for road purposes by deed recorded under Auditor's File No. 349150 that is North 41°19'18" West a distance of 224.87 feet from its intersection with the South line of said North 1/2 of said Section 1;
thence North 48°40'42" East a distance of 1,654.46 feet to the West line of Primary State Highway No. 1 at Station LW975+50 according to Primary State Highway No. 1 Alger to Lake Samish plans, sheet 3 of 5, approved July 29, 1958 and the terminus of this line description.

TOGETHER WITH that portion of the Northwest 1/4 of the Southeast 1/4 of said Section 1 lying Easterly of the County Road, EXCEPT the South 15 acres thereof, and

TOGETHER WITH that portion of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 1 lying Westerly of the Westerly right-of-way line of Primary State Highway No. 1.

ALSO EXCEPT any portion lying Westerly of the Easterly line of those County right-of-ways as conveyed by deeds under Auditor's File Nos. 349150 and 116912.

Situate in the County of Skagit, State of Washington.

*LEGAL DESCRIPTION CONTINUED BELOW

Dated: August 10, 2005

Michael R. Mastro
Michael R. Mastro

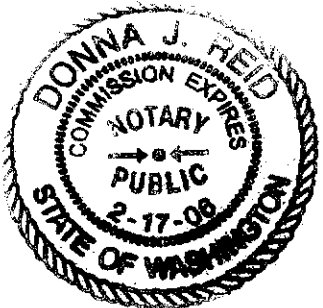
4552
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
AUG 29 2005
Amount Paid \$
Skagit Co. Treasurer
By *BR* Deputy

State of Washington)
County of King) SS:

I certify that I know or have satisfactory evidence that Michael R. Mastro is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 10 2005

Donna J. Reid
Notary Public in and for the State of Washington
Residing at: Auburn
My appointment expires: 2/17/08



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
5181
SEP 20 2005
Amount Paid \$
Skagit Co. Treasurer
By *BR* Deputy

*AND ALSO EXCEPT that portion thereof described as follows:

Beginning at a point 50 feet North of the Southeast corner of said Southwest 1/4 of the Northeast 1/4;
thence South 50 feet;
thence West 50 feet;
thence Northeasterly on a straight line to the place of beginning.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "A"

Order No. 115397-PE

Schedule "A-1"

DESCRIPTION:

PARCEL "A":

That portion of the North 1/2 of Section 1, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said Section 1 that is South 88°30'26" East a distance of 1,322.09 feet from the Northwest corner thereof;
thence South 1°29'34" West a distance of 425 feet;
thence South 43°30'26" East a distance of 1,100.00 feet;
thence South 88°30'26" East a distance of 320.00 feet to an intersection with the Northwesterly line of a tract of land conveyed to Bruce McCaleb and Patricia McCaleb, husband and wife, by deed recorded February 21, 1998, under Auditor's File No. 9802130008;
thence Southwesterly, along said Northwesterly line, to an intersection with the Northeasterly right-of-way line of Lake Samish Road;
thence Northwesterly, along said Northeasterly right-of-way line to the North line of said Section 1;
thence Easterly along said Northerly line to the point of beginning.

EXCEPT any portion lying Westerly of the Easterly line of those County right-of-ways as conveyed by deeds under Auditor's File Nos. 349150 and 116912.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

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thence North 48°40'42" East a distance of 1,654.46 feet to the West line of Primary State Highway No. 1 at Station LW975+50 according to Primary State Highway No. 1 Alger to Lake Samish plans, sheet 3 of 5, approved July 29, 1958 and the terminus of this line description.

TOGETHER WITH that portion of the Northwest 1/4 of the Southeast 1/4 of said Section 1 lying Easterly of the County Road, EXCEPT the South 15 acres thereof, and

TOGETHER WITH that portion of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 1 lying Westerly of the Westerly right-of-way line of Primary State Highway No. 1.

ALSO EXCEPT any portion lying Westerly of the Easterly line of those County right-of-ways as conveyed by deeds under Auditor's File Nos. 349150 and 116912.



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Order No. 115397-PE

Schedule "A-1"

DESCRIPTION CONTINUED:

AND ALSO EXCEPT that portion thereof described as follows:

Beginning at a point 50 feet North of the Southeast corner of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence South 50 feet;
thence West 50 feet;
thence Northeasterly on a straight line to the place of beginning.

TOGETHER WITH that portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section lying West of the center of Friday Creek as same existed on January 25, 1939 and lying East of the East line of Primary State Highway No. 1

Situate in the County of Skagit, State of Washington.



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