

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273



201001110146
Skagit County Auditor

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QUIT CLAIM DEED

GRANTOR: ANTHONY B. PICKERING and
BRONWYN H. PICKERING, husband and wife

GRANTEE: B T & M, LLC, a Washington limited liability company

Legal Description; Parcel A: Ptn Tract 1 of Plat of Mount Vernon Acreage, Skagit
Abbreviated Form: County, Wash.
Parcel B: Ptn Lot 1, Plat of Mount Vernon Acreage, Skagit
County, Wash.
Parcel C: Ptn Lots 1 and 2 of Plat of Mount Vernon Acreage,
Skagit County, Wash.

Additional on Page: Exhibit "A"

Assessor's Tax Parcel No: 3746-000-001-0002; P53835;
3746-000-001-0200; P53837;
3746-000-002-0001; P53838

THE GRANTORS, ANTHONY B. PICKERING and BRONWYN H. PICKERING, husband and wife, for and in consideration of the transfer of capital to a limited liability company (mere change in form of ownership) hereby convey and quitclaim to B T & M, LLC, a Washington limited liability company, all of Grantors' right, title and interest in and to the following described real property, together with all after-acquired title of the Grantors therein, situated in the County of Skagit, State of Washington, to-wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

#60
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 11 2010

QUIT CLAIM DEED

-1-

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

SUBJECT TO: Easements, restrictions and reservations of record.

DATED this 8th day of January, 2010.



ANTHONY B. PICKERING

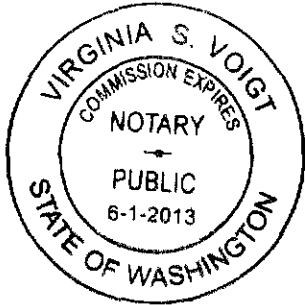


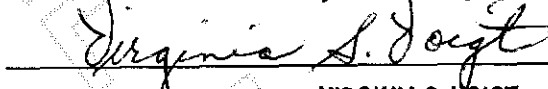
BRONWYN H. PICKERING

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **ANTHONY B. PICKERING** and **BRONWYN H. PICKERING** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 8th day of January, 2010.





Printed Name **VIRGINIA S. VOIGT**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/1/13



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QUIT CLAIM DEED

Exhibit A

Parcel "A"

The West 400 feet of Tract 1 of "Plat of Mount Vernon Acreage, Skagit County, Wash.", as per plat recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington;

EXCEPT the South 70.5 feet thereof;

AND EXCEPT that portion of the West 300.00 feet (as measured perpendicular to the West line) of Tract 1, "Plat of Mount Vernon Acreage, Skagit County, Wash.", as per Plat recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northwest corner of said Tract 1;
thence South 89°38'14" East along the North line of said Tract 1, also being the South line of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., for a distance of 300.05 feet, more or less, to the East line of said West 300.00 feet of Tract 1;
thence South 0°40'15" East along said East line 20.74 feet, more or less, to a point 134.52 feet South (as measured perpendicular to the North line) of the North line of that certain parcel described on Real Estate Contract to Max W. Dale and Pauline Dale, Husband and Wife, recorded under Skagit County Auditor's File No. 661495;
thence South 89°24'15" West parallel with said North line for a distance of 300.00 feet, more or less, to the West line of said Tract 1 at a point bearing South 0°40'15" East from the POINT OF BEGINNING;
thence North 0°40'15" West along said West line 25.76 feet to the POINT OF BEGINNING.

AND ALSO EXCEPT the West 10 feet as conveyed to the City of Mount Vernon by Deed recorded August 15, 1985, under Auditor's File No. 8508150012;

TOGETHER WITH a right-of-way for road purposes over the West 25 feet of the South 70.5 feet of said Tract 1 and over the West 25 feet of Tract 2 of said Plat;

ALSO TOGETHER WITH an easement for road purposes over the North 30 feet of the South 70.5 feet of the West 400 feet of said Tract 1.

AND ALSO TOGETHER WITH an 89.5 foot wide parking and unobstructed view easement to the restaurant building "Max Dale's" as it now exists, over and across those portions of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M. and of Tract 1, "Plat of Mount Vernon Acreage, Skagit County, Wash.", as per Plat recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of the Northwest 1/4;
thence South 89°38'14" East along said South line for a distance of 30.00 feet to the East margin of State Highway No. 1-A, also known as Riverside Drive, and also being the Northwest corner of said Tract 1, "Plat of Mount Vernon Acreage, Skagit County, Wash.," and also being the TRUE POINT OF BEGINNING;
thence South 0°40'15" East along the West line of said Tract 1 for a distance of 89.45 feet to the North line of the South 40.50 feet of said Tract 1;
thence North 89°19'45" East along said North line for a distance of 300.00 feet, more or less, to the East line of the West 300.00 feet (as measured perpendicular to the West line of said Tract 1);
thence North 0°40'15" West along said East line, or East line extended, for a distance of 89.50 feet;
thence South 89°19'45" West for a distance of 300.00 feet, more or less, to said East margin of State Highway No. 1-A, also known as Riverside Drive, at a point bearing North 0°40'15" West from the TRUE POINT OF BEGINNING;
thence South 0°40'15" East along said East line 0.05 feet, more or less, to the TRUE POINT OF BEGINNING.

Parcel "B"

That portion of Lot 1, "Plat of Mount Vernon Acreage, Skagit County, Washington", as per plat recorded in Volume 3 of Plats, page 102, records of Skagit County, described as follows:

BEGINNING at the intersection of the North line of said Lot 1 with the East line of the West 400.00 feet of said Lot 1, which point bears South 89°38'14" East a distance of 400.07 feet from the Northwest corner of said Lot 1;
thence South 0°40'15" East along a line which is parallel to and 400.00 feet East of (when measured at right angles to) the West line of said Lot 1, a distance of 52.28 feet to a point which is 70.50 feet North of the South line of said Lot 1;
thence North 89°19'45" East along a line which is parallel to and 70.50 feet North of the South line of said Lot 1, a distance of 129.74 feet to the Southwest corner of that certain tract conveyed to Ivan A. Wilson, et us, by deed dated December 11, 1969 and recorded December 22, 1969 under Auditor's File No. 734279 in Volume 40 of Official Records, page 481;
thence North 0°54'25" West, a distance of 49.96 feet to a point on the North line of said Lot 1, which point bears North 89°38'14" West, a distance of 125.02 feet from the Northeast corner of said Lot 1;
thence North 89°38'14" West along the North line of said Lot 1, a distance of 129.55 feet to the POINT OF BEGINNING of this description.

Parcel "C"



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That portion of the South 70.5 feet of Lot 1 and that portion of Lot 2 of "Plat of Mount Vernon Acreage, Skagit County, Washington", as per plat recorded in Volume 3 of Plats, page 102, records of Skagit County, lying Easterly of the East line of the West 338 feet of said Lots 1 and 2;

TOGETHER WITH that portion of the West 10 feet of the abandoned railroad right-of-way abutting thereon conveyed to Bellingham and Skagit Railway Company, a corporation, by Deed dated October 21, 1911 and recorded October 23, 1911 in Volume 87 of Deeds, page 298, lying between the Easterly extension of a line 70.5 feet North of the South line of said Lot 1 and of the South line of said Lot 2 in the "Plat of Mount Vernon Acreage."

ALL OF THE ABOVE BEING Parcels A, B and C ALSO BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All situate in the City of Mount Vernon, County of Skagit, State of Washington



201001110146

Skagit County Auditor