

When Recorded Please Return To:
LAWRENCE A. PIRKLE
321 West Washington, Suite 300
Mount Vernon, WA 98273
(360) 336-6587



201006140151
Skagit County Auditor

6/14/2010 Page 1 of 2 12:54PM

This space for Recorder's use only

QUIT CLAIM DEED

THE GRANTOR, JOHN BARONE and MELODY BARONE, husband and wife, for and in consideration of transfer to wholly owned Limited Liability Company, (WAC 458-61A-211) (mere change in form of ownership), conveys and quit claims to **GRANTEE**, BAR ONE INVESTMENTS, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel No: P26881 340420-0-170-0006

The North 100 feet of the South 335 feet of the following described tract:
The West 132 feet of the South 660 feet of the SE 1/4 of the NE 1/4 of Section 20, Township 34 North, Range 4 East, W.M., EXCEPT that portion lying within the boundary of Division Street, AND EXCEPT the West 35 feet thereof conveyed to the City of Mount Vernon for street purposes, by deed dated May 26, 1958 and recorded June 19, 1958, under Auditor's File No. 566735. Situate in the County of Skagit, State of Washington.

The Grantors hereby convey and quit claim to the Grantees all right, title and interest they may have in and to the existing sewer line serving the above-described property, which is located on the property described as follows:

The South 20 feet of the North 64 feet, and, the West 20 feet of that portion of the following described property lying Southerly of said North 64 feet; EXCEPT that portion of said West 20 feet lying within the South 310 feet of the SE 1/4 of the NE 1/4 of Section 20, Township 34 North, Range 4 East, W.M.:

Lot 2 of City of Mount Vernon Short Plat No. MV-3-90, approved April 4, 1990 and recorded April 5, 1990 in Volume 9 of Short Plats, page 219, under Auditor's File No. 9004050037, and being a portion of the SE 1/4 of the NE 1/4 of Section 20, Township 34 North, Range 4 East, W.M.

Said sewer line is also located on the following described tract:

The North 10 feet of Tract 9 of "RIDGEWOOD 2nd ADDITION," as per plat recorded in Volume 11 of Plats, page 40, records of Skagit County, Washington, and over the North 30 feet of Tract "A" and over the North 10 feet of Tract "B" of Short Plat MV-5-78, approved October 18, 1978, recorded October 19, 1978 in Volume 3 of Short Plats, page 13, under Auditor's File No. 889732, and being a portion of the SE 1/4 of the NE 1/4 of Section 20, Township 34 North, Range 4 East, W.M.

Dated 10th day of June, 2010

