



201112140013

Skagit County Auditor

12/14/2011 Page 1 of 4 10:35AM

For Record at Request of
Betts Austin Johnson, p.l.l.c.
1616 Cornwall Avenue, Suite 209
PO Box 2788
Bellingham, WA 98225

AFTER RECORDING RETURN TO:

Betts Austin Johnson, p.l.l.c.
1616 Cornwall Avenue, Suite 209
PO Box 2788
Bellingham, WA 98225

CHICAGO TITLE CO.

420012922

QUIT CLAIM DEED

(Eagle Ridge)

THE GRANTOR

Knudson Klinkenberg, LLC, a Washington limited liability company

for and in consideration of

non-recognition of gain or loss upon entity dissolution
WAC 458-61A-212 and other valuable consideration

conveys and quit claims to

Lydell & Jill Knudson Family, LLC, a Washington limited liability company,

the following described property and any after acquired title:

Abbreviated Legal: E 165 ft NW ¼ of NW ¼ of SW ¼ S23, T34N, R3E of WM, except road,
Situates in Skagit County, Washington

Full legal description on Exhibit A attached hereto and incorporated herein by this reference.

Assessor's Property Tax Parcel/Account Number(s):

340323-3-007-0000
340323-3-010-0100

Dated this 1 day of Dec, 2011.

KNUDSON KLINKENBERG, LLC

By: Lydell Knudson, Its: Manager

By: Jill Knudson, Its: Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2011 3 781

DEC 14 2011

Amount Paid \$ 11,664.⁰⁰
Skagit Co. Treasurer
By: *mm* Deputy

STATE OF WASHINGTON)
)
COUNTY OF WHATCOM) ss.

I certify that I know or have satisfactory evidence that **Lydell Knudson** appeared before me and acknowledged that he/she signed this instrument as the **Manager** of Knudson Klinkenberg, LLC, for the uses and purposes mentioned in this instrument.

Dated: 12/1/11

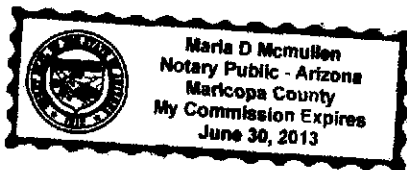


Maria D McMullen
Signature of Notary Public
Notary Public in and for the State of Washington
My appointment expires: June 30 2013

STATE OF WASHINGTON)
)
COUNTY OF WHATCOM) ss.

I certify that I know or have satisfactory evidence that **Jill Knudson** appeared before me and acknowledged that he/she signed this instrument as the **Manager** of Knudson Klinkenberg, LLC, for the uses and purposes mentioned in this instrument.

Dated: 12/1/11



Maria D McMullen
Signature of Notary Public
Notary Public in and for the State of Washington
My appointment expires: June 30 2013



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EXHIBIT A
LEGAL DESCRIPTION

Parcel A:

The East 165 feet of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter, Section 23, Township 34 North, Range 3 East, W.M., EXCEPT road;

ALSO, the East 165 feet of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 23, Township 34 North, Range 3 East, W.M., EXCEPT the South 264 feet thereof as conveyed to Geo. B. Reay, et ux, by Deed dated and filed December 20, 1927 as file No. 209408, and recorded in Volume 145 of Deeds at page 209; ALSO, the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 23, Township 34 North, Range 3 East, W.M., EXCEPT road rights of way
AND EXCEPT the South 264 feet thereof as conveyed to Geo. B. Reay, et ux, by Deed dated and filed December 20, 1927 as file No. 209408 and recorded in Volume 145 of Deeds at page 209;

ALSO, that portion of the Northwest Quarter of the Southwest Quarter of Section 23, Township 34 North, Range 3 East, WM., described as follows:

Beginning at a point 25 feet South and 350 feet East of the West Quarter corner of said section;
Thence South 396 feet;
Thence West 20 feet;
Thence South to the South line of said Northwest Quarter of the Southwest Quarter;
Thence East 165 feet;
Thence North to the County road;
Thence West 145 feet to the point of beginning;

EXCEPT the South 264 feet thereof as conveyed to Geo. B. Reay, et ux, by Deed dated and filed December 1927 as file No. 209408 and recorded in Volume 145 of Deeds at page 209, AND EXCEPT that portion of said premises, if any, lying within the East 165 feet of the West Half of said Northwest Quarter of the Southwest Quarter.

Situated in Skagit County, Washington.

Parcel B:

Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 23, Township 34 North, Range 3 E. of W.M.,
Thence North $0^{\circ}16'27''$ East along the East boundary of said subdivision, 315.33 feet;
Thence South $89^{\circ}37'20''$ East, 11.00 feet;
Thence South $0^{\circ}16'27''$ West, 315.35 feet, to the South line of the North Half of the Northwest Quarter of the Southwest Quarter of Section 23;
Thence North $89^{\circ}31'22''$ West, 11.00 feet to the point of beginning

AND commencing at the Southeast corner of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 23, Township 34 North, Range 3 E. of W. M.
Thence North $0^{\circ}16'27''$ East along the East boundary of said subdivision, 455.33 feet to the point of beginning;
Thence North $0^{\circ}16'27''$ East, continuing along said East boundary 175.00 feet to the South right-of-way of the McLean Road;
Thence South $89^{\circ}37'20''$ East along said right-of-way, 11.00 feet;
Thence South $0^{\circ}16'27''$ West 175.00 feet;
Thence North $89^{\circ}37'20''$ West, 11.00 feet to the point of beginning.



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Parcel C:

Commencing at the Southeast corner of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 23, Township 34 North, Range 3 East of the Willamette Meridian; Thence North $0^{\circ}16'27''$ East along the East boundary of said subdivision a distance of 315.33 feet to the point of beginning;

Thence continuing along said East boundary North $0^{\circ}16'27''$ East a distance of 140.00 feet;
Thence South $89^{\circ}37'20''$ East a distance of 11.00 feet;
Thence South $00^{\circ}16'27''$ West a distance of 140.00 feet;
Thence North $89^{\circ}37'20''$ West a distance of 11.00 feet to the point of beginning.

Situated in Skagit County, Washington.



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