



201512240034

Skagit County Auditor \$77.00  
12/24/2015 Page 1 of 5 11:31AM

WHEN RECORDED RETURN TO:

# Chicago Title Insurance Company

425 Commercial Street, Mount Vernon, Washington 98273

DOCUMENT TITLE(s)

1. QUIT Claim Deed
- 2.
- 3.

CHICAGO TITLE  
620026050-M

Chicago Title has placed this document for recording as a customer courtesy and accepts no liability for its accuracy or validity

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

Additional numbers on page \_\_\_\_\_ of the document

GRANTOR(s):

1. BYK CONSTRUCTION, INC, a WA corp.
- 2.
- 3.

Additional names on page \_\_\_\_\_ of the document

GRANTEE(s):

1. RITA STREET LLC, A WA
2. limited Liability Company
- 3.

Additional names on page \_\_\_\_\_ of the document

ABBREVIATED LEGAL DESCRIPTION:

Ptn SE 1/4 of SW 1/4 24-35-4E WM

Complete legal description is on page 3 of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

P 37585

When recorded return to:  
Rita Street LLC  
1003 Cleveland Ave. Suite C  
Mount Vernon WA 98273

## QUIT CLAIM DEED

THE GRANTOR(S) BYK CONSTRUCTION INC., a Washington Corporation

for and in consideration of Mere change of identity 458-61A-211<sup>2</sup>(d)

in hand paid, conveys and quit claims to RITA STREET 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(s) herein:

See Attached Exhibit A

Abbreviated Legal: Pm SE1/4 of SW1/4 of 24-35-4 E. W.M.

Tax Parcel Number(s): P37585

Dated: December 23, 2015

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20155203  
DEC 24 2015

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

*[Signature]* 12/23/15 *[Signature]* 12/23/15  
*[Signature]* 12-23-15 *[Signature]* 12/23/15

## EXHIBIT A

Schedule "A-1"

153833-OE

### DESCRIPTION:

That portion of said Railway Company's Station Ground property at Sedro-Woolley, Washington, situated in the West ½ of the Southeast ¼ of the Southwest ¼ of said Section 24, Township 35 North, Range 4 East, W.M., Skagit County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said West ½ of the Southeast ¼ of the Southwest ¼ of Section 24; thence Northerly along the West line of said West ½ of the Southeast ¼ of the Southwest ¼, a distance of 690 feet, more or less, to the intersection with a line drawn parallel with and distant 200.00 feet Westerly, as measured at right angles from said Railway Company's Main Track centerline, as now located and constructed;

thence Northeasterly along the last described parallel line, 235 feet, more or less, to the Southerly line of that certain strip of land described in easement for public roadway and other purposes from Burlington Northern, Inc., to the City of Sedro-Woolley, Washington, recorded January 3, 1973, in Volume 106, page 488, as Document No. 779702, in and for said County;

thence Easterly, deflecting an angle of 65°21'30", as measured from North to East from the last described course, 190 feet, more or less, to a point being 25.0 feet Westerly, as measured at right angles from said Main Track centerline;

thence Southwesterly parallel with said Main Track centerline, 660.00 feet;

thence Westerly at right angles, 25 feet, more or less, to a point being 15.0 feet Westerly, as measured at right angles from said Railway Company's spur track centerline, as now located and constructed;

thence Southerly parallel with said spur track centerline, 340 feet, more or less, to the South line of said West ½ of the Southeast ¼ of the Southwest ¼;

thence West along said South line to the point of beginning.

EXCEPT that portion thereof, if any, lying within City of Sedro-Woolley road right of way commonly known as Rita Street.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

STATE OF WASHINGTON

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Tim Woodmansee

is the person who appeared before me, and said person

acknowledged that he signed this instrument, on oath stated that he

was authorized to execute the instrument and acknowledge it as

Vice President, Director of BYK Construction, Inc. to be

the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: December 23, 2015

Martin E. Lehr  
Title Martin E. Lehr

F. 3203 — Representative Capacity

My appointment expires 2-9-19



STATE OF WASHINGTON

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Alexandria Woodmansee

is the person who appeared before me, and said person

acknowledged that she signed this instrument, on oath stated that she

was authorized to execute the instrument and acknowledge it as

Secretary, Director of BYK Construction, Inc. to be

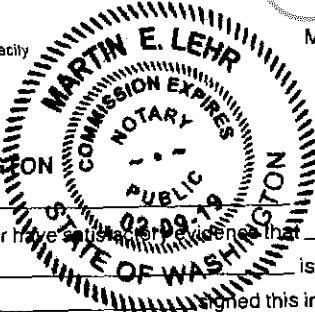
the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: December 23, 2015

Martin E. Lehr  
Title Martin E. Lehr

F. 3203 — Representative Capacity

My appointment expires 2-9-19



STATE OF WASHINGTON

COUNTY OF \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_

is the person who appeared before me, and said person

acknowledged that \_\_\_\_\_ signed this instrument, on oath stated that \_\_\_\_\_

was authorized to execute the instrument and acknowledge it as \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ to be \_\_\_\_\_

the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: \_\_\_\_\_

Title \_\_\_\_\_

F. 3203 — Representative Capacity

My appointment expires \_\_\_\_\_

UNRECORDED DOCUMENT

STATE OF WASHINGTON

COUNTY OF Skaagit

I certify that I know or have satisfactory evidence that Paul Woodmansee

is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he

was authorized to execute the instrument and acknowledge it as President, Director of BYK Construction, Inc. to be

the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: December 23, 2015 Mark E. Lehr  
Title Martin E. Lehr

F. 3203 — Representative Capacity

My appointment expires 2-9-19

STATE OF WASHINGTON

COUNTY OF \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_

is the person who appeared before me, and said person acknowledged that \_\_\_\_\_ signed this instrument, on oath stated that \_\_\_\_\_

was authorized to execute the instrument and acknowledge it as \_\_\_\_\_ of

\_\_\_\_\_ to be

the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: \_\_\_\_\_

F. 3203 — Representative Capacity

My appointment expires \_\_\_\_\_

STATE OF WASHINGTON

COUNTY OF Skaagit

I certify that I know or have satisfactory evidence that Ann Woodmansee

is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she

was authorized to execute the instrument and acknowledge it as Treasurer, Director of BYK Construction Inc. to be

the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: December, 23, 2015 Mark E. Lehr  
Title Martin E. Lehr

F. 3203 — Representative Capacity

My appointment expires 2-9-19