

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. CHICAGO TITLE 620026050-M Chicago Title has placed this REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED: document for recording as a customer courtesy and accepts no liability for its necureey or validity Additional numbers on page ______of the document BYK CONSTRUCTION FAC, a WA COIP. 2. 3. Additional names on page ______ of the document GRANTEE(s): TA STREET LLC, A Limited Liability Compan. 3. Additional names on page ______of the document PAN SE14 of SW14 24-35 Complete legal description is on page 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 (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 Washington

, State of

together with all after acquired title of the grantor(s) herein:

See Attached Exhibit A

SKAGIT COUNTY WASHINGTON **REAL ESTATE EXCISE TAX** 2015*5*203

DEC 2 4 2015

Amount Paid \$&

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

Tax Parcel Number(s): P37585

By HB

Skagit Co. Treasurer Deputy

Dated: December 23, 2015

LPB 12-05(i)rev 12/2006 Page 1 of 1

EXHIBIT A

Schedule "A-J"

153833-OE

DESCRIPTION:

That portion of said Railway Company's Station Ground property at Sedro-Woolley, Washington, situated in the West 1/2 of the Southeast 1/2 of the Southeast

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 Nonheasterly 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 ½;

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.

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