



201901080021

01/08/2019 11:05 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

After Recording Return To:
Skagit Law Group, PLLC
P. O. Box 336
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201907
JAN 08 2019

Amount Paid \$
Skagit Co. Treasurer
By *MAM* Deputy

QUIT CLAIM DEED

GRANTOR: GARY A. STEEN and DIANE M. STEEN,
husband and wife

GRANTEES: BELLWEATHER PROPERTIES, LLC,
a Washington limited liability company

Legal Description: Exhibit A 29/35/04 SW

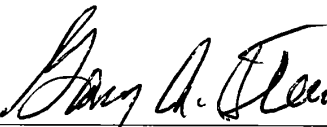
Assessors Tax Parcel No: #350429-3-004-0700; P119259

THE GRANTOR, GARY A. STEEN and DIANE M. STEEN, husband and wife, for and in consideration of transfer to a wholly owned entity as an event without recognition of gain or loss under Internal Revenue Code § 731 and WAC 458-61A-212(2)(f), and without monetary consideration, quit claims to BELLWEATHER PROPERTIES, LLC, a Washington limited liability company, the following described real property situate in the County of Skagit, State of Washington, together with all after-acquired titled therein, to-wit:


Those certain tracts of land legally described on Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT TO easements, reservations, and restrictions of record.

DATED: December 31, 2018.



GARY A. STEEN

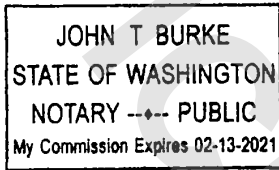


DIANE M STEEN

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **GARY A. STEEN** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 31st day of December, 2018.

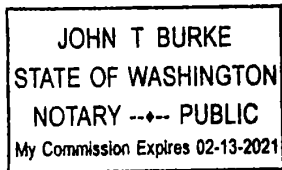


John T. Burke
Printed Name **JOHN T. BURKE**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 2-13-2021

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **DIANE M. STEEN** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 31st day of December, 2018.



John T. Burke
Printed Name **JOHN T. BURKE**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 2-13-2021

EXHIBIT A
(Legal Description)

Skagit County Assessor's Tax Parcel #350429-3-004-0700; P119259

The East 122.12 feet of the following described parcel:

The South 40 feet of that portion of the following described tract lying Westerly of the Burlington Northern Railroad right-of-way as described in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington:

That portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of a line drawn parallel with and distant 30 feet Southerly of, as measured at right angles to, the East-West centerline of said Section 29 and a line drawn parallel with and distant 66.0 feet Easterly of, as measured at right angles to, the centerline of State Road No. 1 as located and constructed on July 13, 1989; thence Southerly parallel with said centerline of State Road No. 1, a distance of 141.1 feet; thence Westerly at right angles to the last described course, a distance of 16 feet; thence Southerly along a line drawn parallel with and distant 50.0 feet Easterly of, as measured at right angles to, said State Road No. 1 centerline to the South line of said Section 29; thence East along the South line of said Section 29 to the Southeast corner of the said Southwest 1/4; thence North along the East line of said Southwest 1/4 to the Northeast corner thereof; thence West along the North line of said Southwest 1/4 to the Westerly line of the main track of the Burlington Northern Railroad Company; thence South along the Westerly line of said main track to the point of intersection with a line drawn parallel with and distant 30.0 feet Southerly of, as measured at right angles to, the East-West centerline of Section 29; thence Westerly along said line drawn parallel with the East-West centerline to the point of beginning; EXCEPT all road and ditch rights-of-way; AND ALSO EXCEPT that portion thereof lying within the boundaries of the Burlington Northern Railroad Company's railroad right-of-way, as said right-of-way is described and defined in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington; AND ALSO EXCEPT that portion conveyed to Lester H. Gear by deed dated April 10, 1903, recorded April 11, 1903 in Volume 49 of Deeds, page 569, under Auditor's File No. 3741, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Southwest 1/4 where the South trunk of a certain ditch, as located on said April 10, 1903, between the Southwest 1/4 and the Northwest 1/4 of said Section 29, intersects said East line; run thence West along the bank of said ditch as then located to the West line of said Section 29; thence South 20 feet; thence East 20 feet distant from the South bank of said ditch to the East line of said Southwest 1/4; thence North 20 feet to the place of beginning.

(Also shown as that portion of Burlington Hill Business Park Binding Site Plan lying South of Lots 2, 3 and Z)

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over, under, and across the South 40 feet of that portion of the following described tract lying 122.12 feet Westerly of the Burlington Northern Railroad right-of-way as described in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington:

That portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of a line drawn parallel with and distant 30 feet Southerly of, as measured at right angles to, the East-West centerline of said Section 29 and a line drawn parallel with and distant 66.0 feet Easterly of, as measured at right angles to, the centerline of State Road No. 1 as located and constructed on July 13, 1989; thence Southerly parallel with said centerline of State Road No. 1, a distance of 141.1 feet; thence Westerly at right angles to the last described course, a distance of 16 feet; thence Southerly along a line drawn parallel with and distant 50.0 feet Easterly of, as measured at right angles to, said State Road No. 1 centerline to the South line of said Section 29; thence East along the South line of said Section 29 to the Southeast corner of the said Southwest 1/4; thence North along the East line of said Southwest 1/4 to the Northeast corner thereof; thence West along the North line of said Southwest 1/4 to the Westerly line of the main track of the Burlington Northern Railroad Company; thence South along the Westerly line of said main track to the point of intersection with a line drawn parallel with and distant 30.0 feet Southerly of, as measured at right angles to, the East-West centerline of Section 29; thence Westerly along said line drawn parallel with the East-West centerline to the point of beginning; EXCEPT all road and ditch rights-of-way; AND ALSO EXCEPT that portion thereof lying within the boundaries of the Burlington Northern Railroad Company's railroad right-of-way, as said right-of-way is described and defined in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington; AND ALSO EXCEPT that portion conveyed to Lester H. Gear by deed dated April 10, 1903, recorded April 11, 1903 in Volume 49 of Deeds, page 569, under Auditor's File No. 3741, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Southwest 1/4 where the South trunk of a certain ditch, as located on said April 10, 1903, between the Southwest 1/4 and the Northwest 1/4 of said Section 29, intersects said East line; run thence West along the bank of said ditch as then located to the West line of said Section 29; thence South 20 feet; thence East 20 feet distant from the South bank of said ditch to the East line of said Southwest 1/4; thence North 20 feet to the place of beginning.

(Also shown as that portion of Burlington Hill Business Park Binding Site Plan lying South of Lots 2, 3 and Z)

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions,

covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Burlington, County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT