

KATHY HILL
SKAGIT COUNTY AUDITOR

9810020012

'98 OCT -2 A9:32

AFTER RECORDING MAIL TO:

Name VENTURE PROPERTIES
Address 2116 E SECTION ST.
City/State MOUNT VERNON, WA 98273
01-53482

RECORDED _____ FILED _____
REQUEST OF _____

Quit Claim Deed

THE GRANTOR STEVEN H. JOHNSON, RICHARD J. ABBOTT, and PAUL D. JOHNSON, each as their separate estate and JOHN N. HOCKING, a single** for and in consideration of 458-61-375 2(a)



conveys and quit claims to VENTURE PROPERTIES, a General Partnership consisting of ++

, State of Washington,

the following described real estate, situated in the County of together with all after acquired title of the grantor(s) therein:

SEE ATTACHED EXHIBIT A

**man, d/b/a VENTURE PROPERTIES as to Parcels "A", "B" and "C", and CASCADE MEDICAL PROPERTIES, A Washington General Partnership consisting of PAUL D. JOHNSON, M.D., STEVEN H. JOHNSON, M.D., RICHARD J. ABBOTT, M.D., as to Parcel "D".

PTN 29-34-4

++ JOHN N. HOCKING, a single man and STEVEN H. JOHNSON, RICHARD J. ABBOTT and PAUL D. JOHNSON, each as their separate estate.

Assessor's Property Tax Parcel/Account Number(s): 340429-1-001-0000; 340429-1-001-0200; 340429-1-007-0004; 340429-1-001-0300

Dated October 1, 1998

[Signature]

Steven H. Johnson, Partner in Venture Properties and Cascade Medical Properties

[Signature]

Richard J. Abbott, Partner in Venture Properties and Cascade Medical Properties

[Signature]

John N. Hocking, Partner in Venture Properties

[Signature]

Paul D. Johnson, Partner in Venture Properties and Cascade Medical Properties

25826
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT - 2 1998

Amount Paid \$
By Skagit Co. Treasurer Deputy

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STATE OF WASHINGTON, } ss.

County of SKAGIT

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Steven H. Johnson, Richard J. Abbott,
Paul D. Johnson and John N. Hocking to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they
signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of October, 1998.



Gale A. Hickok

Notary Public in and for the State of Washington,
residing at Mount Vernon

My appointment expires April 15, 2001

STATE OF WASHINGTON, } ss.

County of

ACKNOWLEDGMENT - Corporate

On this ___ day of _____, 19___, before me, the undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared _____
_____ and _____ to me known to be the
_____ President and _____ Secretary, respectively, of _____
_____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary
act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____
authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____

This jurat is page ___ of ___ and is attached to _____ dated _____.

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The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

PARCEL "A":

That portion of Tracts 1, 2 and 3, Short Plat No. MV-3-83, approved July 26, 1983 and recorded July 28, 1983 under Auditor's File No. 8307280011, in Volume 6 of Short Plats, page 74, records of Skagit County, Washington; being a portion of the Northeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M., and more particularly described as follows:

Commencing at the Southeast corner of said Tract 3; thence North 87 degrees 49'50" West 10.00 feet to the West line of the East 10 feet of said Tract 3; thence North 2 degrees 32'23" East 483.01 feet along said West line; thence North 87 degrees 46'27" West 65.00 feet; thence North 36 degrees 22'46" West 195.79 feet; thence North 87 degrees 46'27" West 270.67 feet to the TRUE POINT OF BEGINNING; thence continue North 87 degrees 46'27" West 167.11 feet to the West line of said Tract 3; thence North 2 degrees 21'58" East 330.00 feet along said West line and the West line of said Tract 1 to the Northwest corner thereof; thence South 87 degrees 46'27" East 167.11 feet along the North line of said Tracts 1 and 2; thence South 2 degrees 21'58" West 330.00 feet to the TRUE POINT OF BEGINNING.

(Also shown as Lot 1, by instrument recorded under Auditor's File No. 9503210081.)

PARCEL "B":

That portion of Tracts 2 and 3, Short Plat No. MV-3-83, approved July 26, 1983 and recorded July 28, 1983 under Auditor's File No. 8307280011, in Volume 6 of Short Plats, page 74, records of Skagit County, Washington, being a portion of the Northeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M., and more particularly described as follows:

Commencing at the Southeast corner of said Tract 3; thence North 87 degrees 49'50" West 10.00 feet to the West line of the East 10 feet of said Tract 3; thence North 2 degrees 32'23" East 483.01 feet along said West line; thence North 87 degrees 46'27" West 65.00 feet; thence North 36 degrees 22'46" West 195.79 feet; thence North 87 degrees 46'27" West 120.00 feet to the TRUE POINT OF BEGINNING; thence continue North 87 degrees 46'27" West 150.67 feet; thence North 2 degrees 21'58" East 330.00 feet to the North line of said Tract 2; thence South 87 degrees 46'27" East 150.67 feet along said North line of Tracts 2 and 3; thence South 2 degrees 21'58" West 330.00 feet to the

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TRUE POINT OF BEGINNING.

(Also Shown as Lot 2, by instrument recorded under Auditor's File No. 9503210081.)

PARCEL "C":

That portion of Tract 3, Short Plat No. MV-3-83, approved July 26, 1983 and recorded July 28, 1983, under Auditor's File No. 8307280011, in Volume 6 of Short Plats, page 74, records of Skagit County, Washington; being a portion of the Northeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M., and more particularly described as follows:

Commencing at the Southeast corner of said Tract 3; thence North 87 degrees 49'50" West 10.00 feet to the West line of the East 10 feet of said Tract 3 and the TRUE POINT OF BEGINNING; thence North 2 degrees 32'23" East 483.01 feet along said West line; thence North 87 degrees 46'27" West 65.00 feet; thence North 36 degrees 22'46" West 195.79 feet; thence North 87 degrees 46'27" West 437.78 feet to the West line of said Tract 3; thence South 2 degrees 21'58" West 636.62 feet along said West line to the Southwest corner thereof; thence South 87 degrees 49'50" East 623.85 feet along the South line of said Tract 3 to the TRUE POINT OF BEGINNING.

(Also shown as Lot 3, by instrument recorded under Auditor's File No. 9503210081.)

PARCEL "D":

The South 122.29 feet of Lot 4, of the D.B.A. Venture Properties Survey as recorded in Volume 15 of Surveys, Page 133, Auditor's File No. 9403090060, more particularly described as follows:

Beginning at the Southeast corner of Lot 4, of the above referenced Survey, the true point of beginning; thence on the South line of Lot 4, North 89 degrees 46' 27" West, 65.00 feet; thence North 36 degrees 22' 46 West, a distance of 156.48 feet; thence parallel with the South line of Lot 4, South 89 degrees 46' 27" East to the West right-of-way of LaVenture Road, a distance of 163.31 feet; thence South 2 degrees 32' 23" West on the West right-of-way of LaVenture, a distance of 122.29 feet to the true point of beginning.

There is reserved for the benefit of the remainder of Lot 4 of the DBA Venture Properties Survey as recorded in Volume 15 of Surveys, Page 133, Auditor's File No. 9403090060 an easement 15 feet in width for pipeline purposes to a replacement retention pond to be built in the southwest corner of Parcel C above described, which drainage pipe and retention pond shall be used in common with all properties described herein above and said remaining portion of Lot 4.

Said retention pond and designed pipe line shall be pursuant to City of Mt. Vernon requirements and in compliance with city regulations.

The retention pond that exists on Parcel D shall not be removed or modified until the replacement retention pond has been installed, city approval obtained and owner's lender on said remaining portion of Lot 4 has approved said replacement.

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