



200107260092  
 , Skagit County Auditor

7/26/2001 Page 1 of 3 1:48:08PM

200106190123  
 , Skagit County Auditor

6/19/2001 Page 1 of 2 1:33:05PM

**AFTER RECORDING MAIL TO:**

Name Fast Break Enterprises LLC

Address 9440 Old Hiway 99N

City/State Burlington, Wa 98233

**Quit Claim Deed**

*Re-Record to add Legal Desc.*  
 THE GRANTOR James A. Duffy & Nancy Duffy



**First American Title  
 Insurance Company**

for and in consideration of partnership interest

conveys and quit claims to Fast Break Enterprises LLC

(this space for title company use only)

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

Portions of the 5 1/2 of the NE 1/4 of Section 19, Township 35 North, Range 4 East, W.M as shown on attachment hereto.

42082  
 SKAGIT COUNTY WASHINGTON  
 Real Estate Excise Tax  
 PAID

JUL 26 2001

Amount Paid \$0  
 Skagit County Treasurer  
 By: *Sp* Deputy

41469  
 SKAGIT COUNTY WASHINGTON  
 Real Estate Excise Tax  
 PAID

JUN 19 2001

Amount Paid \$0  
 Skagit County Treasurer  
 By: *man* Deputy

Assessor's Property Tax Parcel/Account Number(s): P36908

Dated May 1 19 2001

*James A. Duffy*  
 (Individual)  
*Nancy Duffy*  
 (Individual)

By \_\_\_\_\_  
 (President)

By \_\_\_\_\_  
 (Secretary)

STATE OF WASHINGTON  
County of Skagit

On this day personally appeared before me JAMES A. DUFFY and  
NANCY DUFFY to me known to be the individuals described in and who executed the  
within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and  
voluntary act and deed, for the uses and purposes therein mentioned.

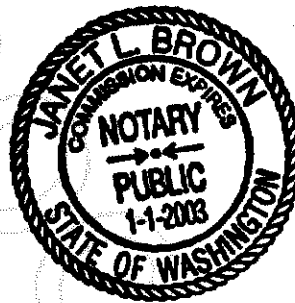
GIVEN under my hand and official seal this 1st day of May, 2001.

*Janet L. Brown*

Notary Public in and for the State of Washington

Residing at Sedro-Woolley

My appointment expires: Jan. 1, 2003



200107260092

, Skagit County Auditor

6/1

7/26/2001 Page 2 of 3 1:48:08PM

That portion of the following described Parcels "A", "B" and "C" lying Southerly of an arc line described as follows:

Beginning at a point on the West line of Parcel "A" below described, 1000 feet Northwesterly of the intersection of the centerlines of Cook Road and Interstate 5; thence Easterly along the arc of a curve whose radius is 1000 feet and whose central point is said intersection of the centerline of Cook Road and Interstate 5 to the Westerly line of the Sam Bell Road right of way and the terminus of this arc line:

**PARCEL "A":**

Lot B, Short Plat No. 22-82, approved July 29, 1982, recorded July 29, 1982 in Book 6 of Short Plats, page 6, under Auditor's File No. 8207290006 and being a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., EXCEPTING therefrom the South 40 feet of the West 200 feet of said Lot B as measured along the West and South lines thereof. TOGETHER WITH a non-exclusive easement for road and utilities over Regency Place as shown on the face of the short plat.

**PARCEL "B":**

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the Westerly line of what is commonly known as the S.L. Bell Road, as said road existed on August 9, 1920, where said Westerly line intersects the North line of said subdivision; thence West along said North line, 436 feet; thence Southerly and Easterly parallel with the Westerly line of the above mentioned S.L. Bell Road, 500 feet; thence Easterly at right angles to a point on the Westerly line of said S.L. Bell Road, that is 500 feet Southeasterly as measured along said road, from the point of beginning; thence Northerly and Westerly along said Westerly line, 500 feet to the point of beginning.

**PARCEL "C":**

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision; thence North 87 degrees 32'12" West along the North line of said subdivision, 711.36 feet to the West right of way line of Old 99 Highway; thence South 5 degrees 37'37" East along said highway right of way, 500 feet to the true point of beginning; thence North 87 degrees 32'12" West, 436.0 feet; thence South 81 degrees 47'07" East, 444.57 feet to the West line of Old 99 Highway; thence North 5 degrees 37'37" West along said line, 45.00 feet to the true point of beginning.



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