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Skagit County Auditor

1/18/2002 Page 1 of 2 8:43AM

When Recorded Return to:

Anderson Hunter Law Firm, P.S.
ATTN: Virginia C. Antipolo-Utt
P. O. Box 5397
Everett, WA 98206

QUIT CLAIM DEED

Grantor(s) (Borrower(s): Kevin Ware and Kari J. Ware, husband and wife.

Grantee(s) (Beneficiary): Peregrine Holdings, L.L.C.

Legal Description (abbreviated): Parcels A and B, Little Mountain Estates, Skagit County, Washington.

Assessor's Tax Parcel Nos.: 340428-2-005-0100, 340428-2-004-0000 and 340428-2-013-0005.

THE GRANTORS, **KEVIN WARE**, also known as **KEVIN E. WARE**, and **KARI J. WARE**, as husband and wife, as their community property, for and in consideration of the transfer of such real property as a capital contribution into a limited liability company, quit claims to **PEREGRINE HOLDINGS, L.L.C.**, a Washington Limited Liability Company, a fifty percent (50%) undivided fractional interest in the following described real estate, situated in the County of Skagit, State of Washington:

Parcel "A"

The East 188.44 feet (as measured at right angles to the East line of said subdivision) of the Northwest ¼ of the Northwest ¼ of Section 28, Township 34 North, Range 4 East, W.M., EXCEPT the North 30 feet thereof for County Road.

Parcel "B"

The West 1/3 of the Northeast ¼ of the Northwest ¼; EXCEPT the North 30 feet thereof for County Road, and the West 1/3 of the North ½ of the Southeast ¼ of the Northwest ¼, all in Section 28, Township 34 North, Range 4 East, W.M.

The Grantee herein agrees to assume ½ interest in that certain Deed of Trust, Assignment of Rents and/or Leases and UCC held by Reliastar Life Insurance Company, a Minnesota corporation (RLI) and Reliastar United Services Life Insurance Company, a Virginia corporation (USL), in the original amount of \$2,825,000.00, the present balance of which, as of June 1, 1999 is the sum of \$2,762,124.11, dated October 28, 1977, recorded October 31, 1997 under Auditor's File No.'s 9710310059, 9710310060 and 9710310061. Grantee (s) agrees to assume and pay said Deed of Trust according to its own terms and conditions.

