

When Recorded Please Return To:
Lawrence A. Pirkle
321 West Washington, Suite 300
Mt. Vernon, WA 98273



200310310139

Skagit County Auditor

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4 11:46AM

LAND TITLE COMPANY OF SKAGIT COUNTY

This Space For Recorder's Use Only

109755P

QUIT CLAIM DEED

THE GRANTOR, FAST BREAK ENTERPRISES, LLC, a Washington Limited Liability Company, for and in consideration of distribution to partners/members in proportion to ownership, conveys and quit claims to **GRANTEE**, JAMES J. DUFFY, a married person as his separate property, as to an undivided 15.83% interest, MICHAEL R. DUFFY, a married person as his separate property, as to an undivided 15.83% interest, JAMES A. DUFFY, a married person as his separate property, as to an undivided 62.78% interest and JOHN R. RICKERT, a single person, as to an undivided 5.56% interest, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Parcel No: P36908 350419-1-012-0008

Abbreviated Legal: Ptn S ½, NE ¼, 19-35-4 E W.M. More fully described on Schedule "A-1" and incorporated herein by this reference.

Dated 30 day of October, 2003

Fast Break Enterprises, LLC

by: James J. Duffy, Member

by: James A. Duffy, Member

by: Michael R. Duffy, Member

by: John R. Rickert, Member

State of Washington)

)ss.

County of Skagit)

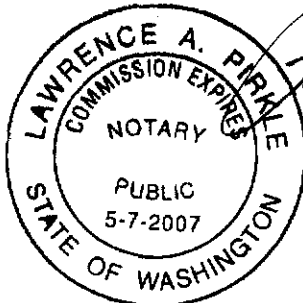
On this day, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JAMES J. DUFFY to me known to be the Member of FAST BREAK ENTERPRISES, LLC, the Limited Liability Company executed the foregoing instrument, and acknowledged the said instrument to be a free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

GIVEN under my hand and official seal this 30 day of October, 2003

5641
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 31 2003

Amount Paid \$ 0
By fp Skagit Co. Treasurer
Deputy



Print Name Here

Notary Public in and for the State of Washington

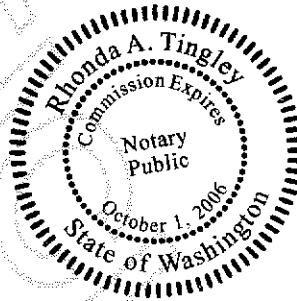
Residing at: Mt Vernon

My Commission Expires: 5-7-07

State of Washington)
County of Skagit)ss.

On this day, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MICHAEL R. DUFFY to me known to be the Member of FAST BREAK ENTERPRISES, LLC, the Limited Liability Company executed the foregoing instrument, and acknowledged the said instrument to be a free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

GIVEN under my hand and official seal this 30 day of October, 2003

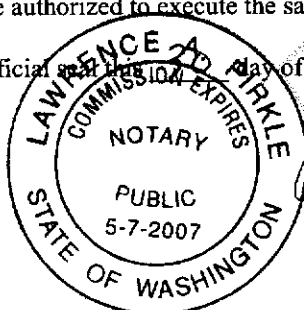


Rhonda R Tingley
Rhonda R Tingley
Print Name Here
Notary Public in and for the State of Washington
Residing at: Burlington
My Commission Expires: 10-1-06

State of Washington)
County of Skagit)ss.

On this day, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JAMES A. DUFFY to me known to be the Member of FAST BREAK ENTERPRISES, LLC, the Limited Liability Company executed the foregoing instrument, and acknowledged the said instrument to be a free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

GIVEN under my hand and official seal this 30 day of October, 2003

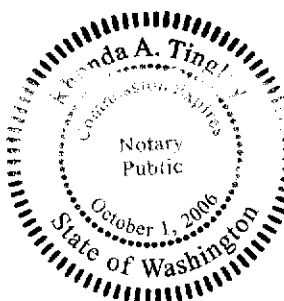


Lawrence A Pirkle
Lawrence A. PIRKLE
Notary Public in and for the State of Washington
Residing at: Mt. Vernon
My Commission Expires: 5/7/07

State of Washington)
County of Skagit)ss.

On this day, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JOHN R. RICKERT to me known to be the Member of FAST BREAK ENTERPRISES, LLC, the Limited Liability Company executed the foregoing instrument, and acknowledged the said instrument to be a free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

GIVEN under my hand and official seal this 30 day of October, 2003



Rhonda R Tingley
Rhonda R Tingley
Print Name Here
Notary Public in and for the State of Washington
Residing at: Burlington
My Commission Expires: 10-1-06



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Schedule "A-1"

DESCRIPTION:

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, 1,000 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 1,000 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 $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ 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, under and across Regency Place as the same is shown on the face of said Short Plat No. 22-82.

PARCEL "B"

That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 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 the 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 $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence North $87^{\circ}32'12''$ West along the North line of said subdivision 711.36 feet to the West right of way line of Old 99 Highway;
thence South $5^{\circ}37'37''$ East along said highway right of way, 500 feet to the TRUE POINT OF BEGINNING;



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Schedule "A-1"

DESCRIPTION CONTINUED::

thence North $87^{\circ}32'12''$ West, 436.0 feet;
thence South $81^{\circ}47'07''$ East, 444.57 feet to the West line of Old 99 Highway;
thence North $5^{\circ}37'37''$ West along said line, 45.00 feet to the TRUE POINT OF BEGINNING;

EXCEPTING from the above described parcel, the following described "Tract X":

TRACT "X":

Beginning at a point on the West line of said Lot B, Short Plat 22-82, 1,000.00 feet Northwesterly of the intersection of the centerlines of Cook Road and Interstate 5;
thence South $20^{\circ}11'00''$ East along said West line of Lot B, Short Plat No. 22-82 for a distance of 176.63 feet to an angle point on said West line;
thence South $37^{\circ}46'43''$ East along said West line for a distance of 370.32 feet, more or less, to the Northwesterly corner of the South 40 feet of the West 200 feet of said Lot B (as measured along the West and South lines thereof);
thence North $52^{\circ}13'17''$ East along the Northerly line of said South 40 feet of the West 200 feet for a distance of 200.00 feet to the Northeasterly corner thereof;
thence South $37^{\circ}46'43''$ East along the Easterly line of said South 40 feet of the West 200 feet, or Easterly line extended, for a distance of 74.53 feet;
thence North $15^{\circ}04'59''$ West for a distance of 128.79 feet to a point of curvature;
thence along the arc of said curve to the right, concave to the East, having a radius of 530.00 feet, through a central angle of $30^{\circ}08'06''$ an arc distance of 278.76 feet, more or less, to a cusp on a non-tangent curve (being the North line of the above described parcel);
thence along the arc of said curve to the left, concave to the South, having an initial tangent bearing of North $77^{\circ}23'34''$ West, a radius of 1,000.00 feet, through a central angle of $12^{\circ}52'10''$, an arc distance of 224.61 feet, more or less, to the East line of said Lot B, Short Plat 22-82;
thence continue along said curve to the left having a radius of 1,000.00 feet, through a central angle of $13^{\circ}36'21''$ an arc distance of 237.47 feet, more or less, to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.



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