

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



200310310140

Skagit County Auditor

10/31/2003 Page

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5 11:46AM

This Space For Recorder's Use Only

LAND TITLE COMPANY OF SKAGIT COUNTY

1097SSP

**QUIT CLAIM DEED**

**THE GRANTOR**, 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, KATHERINE M. DUFFY, as to her marital interest, if any, DEBRA A. DUFFY, as to her marital interest, if any, and NANCY DUFFY, as to her marital interest, if any, for and in consideration of transfer to a wholly owned Limited Liability Company pursuant to Internal Revenue Code 721, (mere change in ownership), conveys and quit claims to **GRANTEE**, JJMD INVESTMENTS, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

**Assessor's 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<sup>th</sup> day of October, 2003

James J. Duffy

James A. Duffy

Katherine M. Duffy

Nancy Duffy

John R. Rickert

Michael R. Duffy

Debra A. Duffy

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

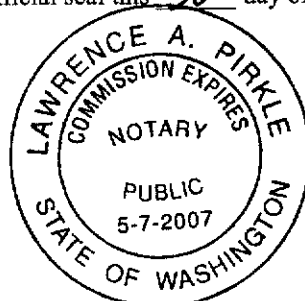
OCT 31 2003

State of Washington )  
County of Skagit ) ss.

Amount Paid \$ 6  
Skagit Co. Treasurer  
By Deputy

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

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



Lawrence A. Pirkle

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 )  
 )ss.  
County of Skagit )

On this day personally appeared before me MICHAEL R. DUFFY to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30<sup>th</sup> day of October, 2003

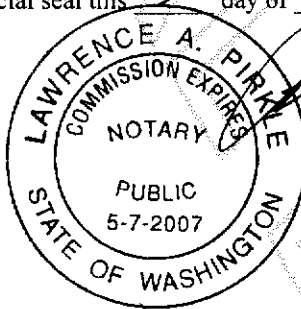


Rhonda R Tingley  
Rhonda R Tingley  
Print Name Here  
Notary Public in and for the State of Washington  
Residing at: Burlington  
My Commission Expires: 10-1-06

State of Washington)  
 )ss.  
County of Skagit )

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

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

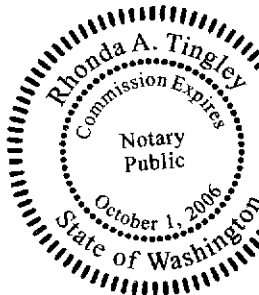


Lawrence A. Pirkle  
LAWRENCE A. PIRKLE  
Notary Public in and for the State of Washington  
Residing at: Mt. Vernon  
My Commission Expires: 5/7/07

State of Washington )  
 )ss.  
County of Skagit )

On this day personally appeared before me JOHN R. RICKERT to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

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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State of Washington )  
 )ss.  
County of Skagit )

On this day personally appeared before me KATHERINE M. DUFFY to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30<sup>th</sup> day of October, 2003

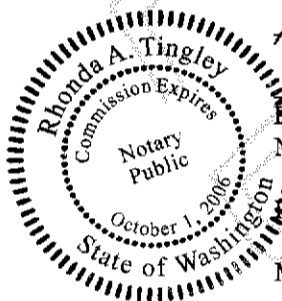


Rhonda R Tingley  
Rhonda R Tingley  
Print Name Here  
Notary Public in and for the State of Washington  
Residing at: Burlington  
My Commission Expires: 10-1-06

State of Washington )  
 )ss.  
County of Skagit )

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

GIVEN under my hand and official seal this 30<sup>th</sup> day of October, 2003

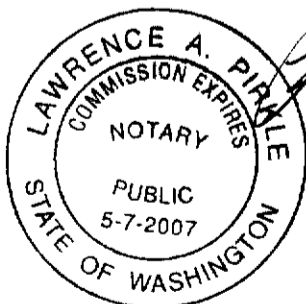


Rhonda R Tingley  
Rhonda R Tingley  
Print Name Here  
Notary Public in and for the State of Washington  
Residing at: Burlington  
My Commission Expires: 10-1-06

State of Washington)  
 )ss.  
County of Skagit )

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

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



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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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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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