

Recorded at the Request of and When Recorded  
Return to:

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1420 Fifth Avenue, Suite 4100  
Seattle, WA 98101-2338



200311240104

Skagit County Auditor

11/24/2003 Page

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2 10:53AM

### QUIT CLAIM DEED

**Grantor:** EPSTEIN FAMILY PARTNERSHIP  
**Grantee:** EPSTEIN HOLDINGS, LLC, a Washington limited liability company  
**Abbrev. Legal Description:** Pcls. A & B; Prtn. NW1/4 SW1/4 Sec.29, Twn.34N, Rng.4E.  
**Tax Parcel ID No.** 340429-0-030-0100,  
340429-0-033-0004

**THE GRANTOR**, *Epstein Family Partnership*, for good and valuable consideration, conveys and quit claims to *Epstein Holdings, LLC, a Washington limited liability company* ("Grantee"), the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

Evergreen Park Mobile Home Park  
2210 Old Highway 99S, Mt. Vernon, Washington 98273

PARCEL A:

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the Pacific Highway, 450 feet North of the South line of said Northwest 1/4 of the Southwest 1/4 ; thence East, 140 feet to the true point of beginning of this description; thence North, 100 feet; thence East, 24 feet; thence North, 100 feet; thence East, 707.2 feet; thence South, 200 feet; thence West, 731.2 feet, more or less, to the true point of beginning, EXCEPT any portion thereof lying within the boundaries of existing rights-of-way.

TOGETHER WITH an easement for ingress and egress for road purposes with the right of improvement thereof and for the purpose of running proper utilities over, on or through said area, described as follows:

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Beginning at a point on the East line of Pacific Highway, 550 feet North of the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 29; thence East, 164 feet; thence North, 16 feet; thence West, 164 feet, more or less, to the East line of said Highway right-of-way, thence South, 16 feet, more or less, to the point of beginning.

PARCEL B:

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point on the East line of the Old Pacific Highway 572 feet North of the South line of said Northwest 1/4 of the Southwest 1/4; thence South along the East line of said Highway 22 feet; thence East 164 feet; thence North 100 feet; thence West 45 feet; thence Southwesterly in a straight line a distance of 82 feet, more or less, to a point that is 96 feet East of the point of beginning; thence West 96 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for purposes of ingress and egress over and across the Easterly 7 feet and the Southerly 10 feet of the following described tract: Beginning at a point on the East line of the Old Pacific Highway 572 feet North of the South line of said Northwest 1/4 of the Southwest 1/4; thence North along the West line of said Highway 78 feet; thence East 119 feet; thence Southwesterly in a straight line a distance of 82 feet, more or less, to a point 96 feet East of the point of beginning; thence West 96 feet to the point of beginning.

Dated: 11/7, 2003.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 5987

NOV 21 2003

Amount Paid  
By [Signature] Treasurer  
Deputy

EPSTEIN FAMILY PARTNERSHIP

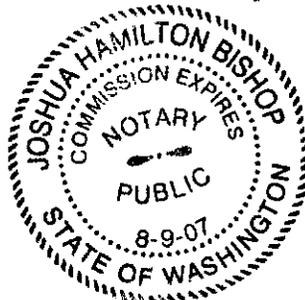
By [Signature]  
Edward Epstein, Managing Partner

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Edward Epstein is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Managing Partner of Epstein Family Partnership., to be his free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED: 11/7/03

[Signature]  
Printed Name Joshua Hamilton Bishop  
NOTARY PUBLIC for the State of Washington,  
residing at Maris Island  
My appointment expires: 8-9-07



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