



200407290016  
Skagit County Auditor

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**AFTER RECORDING, RETURN TO:**

The Rigby Law Firm  
600 Stewart Street, Suite 1908  
Seattle, WA 98101

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**QUIT CLAIM DEED**

**REFERENCE NUMBER(S) OF DOCUMENTS TO BE ASSIGNED OR RELEASED:**

1. 200210030161

**GRANTOR:**

1. Scimitar Leadership Academy

**GRANTEE:**

1. MacLean, Merrilee A., U.S. Bankruptcy Trustee

**LEGAL DESCRIPTION:**

All that portion of the N 495 ft of the NW quarter of the NW quarter of Section 8, Township 34 North, Range 2 East of the Willamette Meridian, lying Northerly of the County Road known as March's Point Road and Burrows Bay Road, records of Skagit County, Washington, as more particularly described on Exhibit "B" attached.

**PARCEL NUMBER:**

340208-0-005-0112, property ID #R20115

ORIGINAL

PURSUANT TO orders of the United States Bankruptcy Court for the Western District of Washington dated May 30, 2003 and April 26, 2004, in the administratively consolidated Bankruptcy Case No. 03-10583, entitled *In re StartUp Academy, LLC, et al.*, the Grantor herein, Scimitar Leadership Academy, does hereby

GRANT, CONVEY AND QUIT CLAIM until Merrilee A. MacLean, as bankruptcy trustee for Jeffrey Jani, JSJ Properties, LLC and other cases consolidated under Bankruptcy Case No. 03-10583, all of the Grantor's interest in the following described real property, situated in the County of Skagit, State of Washington, and legally described as follows:

All that portion of the N 495 ft of the NW quarter of the NW quarter of Section 8, Township 34 North, Range 2 East of the Willamette Meridian, lying Northerly of the County Road known as March's Point Road and Burrows Bay Road; EXCEPT the West 440 ft thereof; ALSO EXCEPT the North 60 ft thereof; ALSO EXCEPT the mobile home; situated in Skagit County, Washington.

Copies of the Court orders dated May 30, 2003 and April 26, 2004 are attached hereto as Exhibits "B" and "C" respectively.

IN WITNESS WHEREOF, the undersigned hereto set his or her hand and seal this 22 day of June, 2004.

SCIMITAR LEADERSHIP ACADEMY

By: Jeffrey Scott Jani  
Its: Treasurer

# 3904  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 28 2004

Amount Paid  
By Skagit Co. Treasurer  
Deputy

- 2 -



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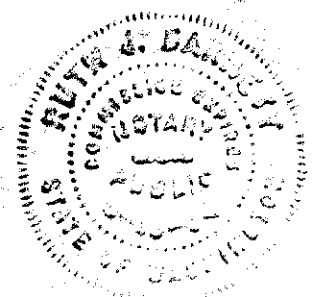
STATE OF WASHINGTON)

) ss.

COUNTY OF KING )

On this 22 day of June, 2004, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared before me JEFF S. JANI, to me known to be the PRESIDENT of Scimitar Leadership Academy described in and who executed the within instrument, and acknowledged that he or she signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

SIGNED AND SWORN TO (or affirmed) before me on June 22, 2004.



Ruth J. Barnett  
NOTARY PUBLIC in and for the State  
of Washington, Residing at Belleuve

Ruth J. Barnett  
(Printed or Stamped Name of Notary)

My appointment expires 8-18-2004



UNOFFICIAL DOCUMENT

All that portion of the North 495 feet of the Northwest Quarter of the Northwest Quarter of Section 8, Township 34 North, Range 2 East of the Willamette Meridian; lying Northerly of the County Road known as March's Point Road and Burrows Bay Road;

EXCEPT the West 440 feet thereof;  
ALSO EXCEPT the North 60 feet thereof;  
ALSO EXCEPT mobile home;

Situated in Skagit County, Washington.

4667  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
RATD  
OCT 03 2002  
Amount Paid  
By: Skagit County Treasurer Deputy

EXHIBIT A



200407290016  
Skagit County Auditor

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**FILED**  
Western District of Washington  
at Seattle

Honorable Thomas T. Glover  
May 30, 2003; 9:30 a.m.

MAY 30 2003

**U.S. Bankruptcy Court**

IN THE UNITED STATES BANKRUPTCY COURT FOR THE  
WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re:	)	Chapter 11
STARTUP ACADEMY, LLC,	)	Bankruptcy No. 03-10583
Debtor.	)	(Administratively Consolidated)
<hr/>		
In re:	)	Bankruptcy No. 03-10585
JEFFREY S. JANI,	)	<del>STIPULATED ORDER</del>
Debtor.	)	ON CONSOLIDATION
<hr/>		

THIS MATTER having come on regularly before the below-signed Judge of the above-entitled court, ~~upon the stipulation of the parties~~ <sup>per</sup>, pursuant to the trustee's motion for an order substantively consolidating the bankruptcy estates of Startup Academy, LLC and Jeffrey S. Jani with the non-debtor entities known as (1) Scimitar Ridge, LLC, (2) Scimitar Ridge Ranch, LLC, (3) JSJ Properties, LLC, and (4) Scimitar Leadership Academy, the court having set the matter for evidentiary hearing on May 13, 2003, ~~the parties having entered into an agreement as reflected below~~ <sup>per</sup>, the court being fully apprised of the circumstances, now, therefore, it is hereby

ORDERED that:

1. Scimitar Ridge, LLC, Scimitar Ridge Ranch, LLC, and JSJ Properties, LLC are debtors under Chapter 11 of the Bankruptcy Code effective May 13, 2003, and will be administratively consolidated with the above-referenced estates.
2. Scimitar Ridge, LLC, Scimitar Ridge Ranch, LLC, and JSJ Properties, LLC shall immediately file formal bankruptcy petitions. The supporting schedules, etc., shall

**STIPULATED ORDER  
ON CONSOLIDATION**  
05203L01.ORD Page 1

ORIGINAL

THE RICKEY L. AND OTHERS



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1 be filed with the court within ten (10) days of the date of this order. Each said  
2 debtor may petition to pay filing fees under installments, and they may be paid with  
3 estate funds as those funds become available.

4 3. Under Section 1104(a) of the Bankruptcy Code, the U.S. Trustee shall appoint  
5 Chapter 11 trustees for Scimitar Ridge, LLC, Scimitar Ridge Ranch, LLC and JSJ  
6 Properties, LLC (hereinafter collectively referred to as the "trustee" unless otherwise  
7 stated).

8 4. Effective May 13, 2003, there will be no transfers of funds from or between any of  
9 the bank accounts of (1) Scimitar Ridge, LLC, (2) Scimitar Ridge Ranch, LLC, (3)  
10 JSJ Properties, LLC, (4) Scimitar Leadership Academy, (5) Jeffrey S. Jani or (6)  
11 Startup Academy, LLC without prior approval of the trustee of the estate making the  
12 disbursement. All funds which are property of the estate received by any of those  
13 entities shall be turned over immediately upon receipt to the trustee. All personal  
14 service income of Jeff Jani shall be disclosed to the trustee.

15 5. Effective May 13, 2003, the trustee shall have control of all funds and bank accounts  
16 for the administratively consolidated entities, as well as all other rights and duties of  
17 a trustee. Nothing in this order shall be construed as a limitation on the trustee's  
18 power under the Bankruptcy Code.

19 6. No property of the administratively consolidated debtors shall be encumbered, sold  
20 or otherwise transferred without further order of the court.

21 7. Jill Jani shall not encumber, sell or otherwise transfer any real or tangible personal  
22 property without advance approval of the trustee or further order of the court.  
23 Nothing herein limits Jill Jani's right to spend or transfer funds in her separate bank  
24 accounts. The trustee will prepare an inventory of personal property. Within two  
25 weeks of receipt of the inventory, Jill Jani will execute a statement under the penalty  
of perjury which includes a detailed inventory of the tangible personal property at



1 Scimitar Ridge Ranch and the Kirkland condominium which she claims is her  
2 separate property. Within twenty (20) days of receipt of this list, the trustee will  
3 notify Jill Jani's counsel which items, if any, the trustee contends are not Jill Jani's  
4 separate property. Any items disclosed by Jill Jani and not objected to by the trustee  
5 shall be deemed to be her property and not part of the bankruptcy estates.

6 8. The issue of Jill Jani's separate property interest in any of the assets of the  
7 administratively consolidated debtors or their assets is specifically preserved. By  
8 agreeing to this order, the trustees are not waiving any claims the estate may have  
9 against Jill Jani.

10 9. The principals of the administratively consolidated debtors and Jeffrey S. Jani shall  
11 have until November 14, 2003 to complete the refinance or the sale of that property  
12 commonly known as the Scimitar Ridge Ranch, including the parcel known as the  
13 Shimmer property (collectively "the Ranch"), to produce sufficient funds to fully  
14 satisfy all pre-petition and post-petition claims against the administratively  
15 consolidated debtors.

16 10. The trustee is authorized to execute all documents needed to conclude a refinance of  
17 the Ranch, with court approval.

18 11. Should the administratively consolidated debtors fail to conclude a refinance or sale  
19 of the Ranch prior to November 14, 2003, the trustee will liquidate all assets of the  
20 administratively consolidated debtors, subject to the provisions of paragraph 8 above.

21 12. The trustee may petition the court for an order substantively consolidating the estates  
22 of the administratively consolidated debtors should they fail to refinance or sell the  
23 Ranch by November 14, 2003. The trustee also reserves the right to request that the  
24 Scimitar Leadership Academy be included in the consolidation.

25 13. The trustee shall have complete and total access to all of the records and property of  
all the administratively consolidated debtors.

**STIPULATED ORDER  
ON CONSOLIDATION**  
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EXHIBIT B-3

14. <sup>glt</sup> ~~Agreement to~~ the terms of this order does not bind any party to approve or accept any proposed plan of reorganization.

15. Within ten (10) days of the date of this order, Scimitar Leadership Academy shall execute a deed transferring its interest in the Ranch property, including its interest in the adjacent Shimmer property, to the trustee for recording after November 14, 2003 in the event that the administratively consolidated debtors fail to sell or refinance the Ranch property.

16. Scimitar Leadership Academy agrees to the entry of an order in Adversary Proceeding No. A03-01142 transferring all funds in Merrill Lynch account number 335-04J89 to Merrilee A. MacLean, trustee for Jeffrey S. Jani and Startup Academy LLC. Those funds will be credited towards Scimitar Leadership Academy's outstanding obligation for maintenance and expenses of its interest in the Ranch.

17. Scimitar Leadership Academy will provide Merrilee A. MacLean, trustee for Jeffrey S. Jani and Startup Academy LLC, with weekly reports of all contributions, revenues and other capital it receives or generate. Those funds will be turned over to the trustee into a separately designated account for payment of Scimitar Leadership Academy's past due and current expenses associated with maintenance of its interest in the Ranch property and any other operating expense necessary for preservation of Scimitar Leadership Academy and its 501(c)(3) status or the estate or credit to its obligation under paragraph 16 above.

18. <sup>order file</sup> ~~This agreement is~~ without prejudice to the trustees' ability to pursue any claims any of the estates may have against Scimitar Leadership Academy.

19. The trustee may request an evidentiary hearing on the motion for substantive consolidation upon the breach of any of the terms of this order.

20. This order is without prejudice to any secured creditors' right to file a motion for relief from the automatic stay.






1 21. The trustee's avoidance powers under the Bankruptcy Code and state law shall be  
2 and hereby are preserved.

3 DONE IN OPEN COURT this 20 day of May, 2003.

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6   
THOMAS T. GLOVER  
UNITED STATES BANKRUPTCY JUDGE

7 Presented By:

8 THE RIGBY LAW FIRM


9  
10   
11 Rory C. Livesey, WSBA #17601  
Of Attorneys for Trustee

12 Approved as to Form; Notice of  
13 Presentation Waived by:

14 VORTMAN & FEINSTEIN

15  
16  
17   
Larry B. Feinstein, WSBA# 6074  
Of Attorneys for Debtor Jani

18  
19 SHAFER & BAILEY

20  
21  
22   
23 Donald A. Bailey, WSBA #12289  
Of Attorneys for Jill Jani and JSJ Properties, LLC

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STIPULATED ORDER  
ON CONSOLIDATION  
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EXHIBIT

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Skagit County Auditor

1 INSLEE BEST DOEZIE & RYDER

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4  
5 John W. Miller, WSBA #12753  
6 Director for Scimitar Leadership Academy

7 CROCKER KUNO LLC

8  
9  
10 Shelly Crocker, WSBA #21232  
11 Of Attorneys for Silicon Valley Bank

12 FOSTER PEPPER & SHEFELMAN, PLLC

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14  
15 Jane E. Pearson, WSBA #12785  
16 Of Attorneys for Ocwen Federal Bank FSB

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**STIPULATED ORDER  
ON CONSOLIDATION**  
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21. The trustee's avoidance powers under the Bankruptcy Code and state law shall be  
and hereby are preserved.

DONE IN OPEN COURT this \_\_\_\_\_ day of May, 2003.

THOMAS T. GLOVER  
UNITED STATES BANKRUPTCY JUDGE

Presented By:

THE RIGBY LAW FIRM


Rory C. Livesey, WSBA #17601  
Of Attorneys for Trustee

Approved as to Form; Notice of  
Presentation Waived by:

VORTMAN & FEINSTEIN

Larry B. Feinstein, WSBA# 6074  
Of Attorneys for Debtor Jani

SHAFFER & BAILEY

  
Donald A. Bailey, WSBA #12289  
Of Attorneys for Jill Jani and JSI Properties, LLC

STIPULATED ORDER  
ON CONSOLIDATION  
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Skagit County Auditor

1 INSLEE BEST DOBIE & RYDER .

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John W. Miller, WSBA #12753  
Director for Seimitar Leadership Academy

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CROCKER KUNO LLC

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Shelly Crocker, WSBA #21232  
Of Attorneys for Silicon Valley Bank

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Jane E. Pearson, WSBA #12785  
Of Attorneys for Ocwen Federal Bank FSB

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STIPULATED ORDER  
ON CONSOLIDATION  
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THE RIGBY LAW FIRM  
600 Stewart Street, Suite 224  
Seattle, WA 98101 - (206) 441-0826



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1 INSLEE BEST DOEZIE & RYDER

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5 John W. Miller, WSBA #12753  
6 Director for Scimitar Leadership Academy

7 CROCKER KUNO LLC

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STIPULATED ORDER  
ON CONSOLIDATION  
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THE RIGBY LAW FIRM  
600 Stewart Street, Suite 224  
Seattle WA 98101 - (206) 441-0076



200407290016  
Skagit County Auditor

Honorable Thomas T. Glover  
April 26, 2004; 9:00 a.m.

IN THE UNITED STATES BANKRUPTCY COURT FOR THE  
WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re:  
STARTUP ACADEMY, LLC,  
Debtor.

Chapter 7  
Bankruptcy No. 03-10583  
(Administratively Consolidated)

In re:  
JEFFREY S. JANI,  
Debtor.

Bankruptcy No. 03-10585

In re:  
SCIMITAR RIDGE RANCH, LLC,  
Debtor.

Bankruptcy No. 03-17573

In re:  
SCIMITAR RIDGE, LLC,  
Debtor.

Bankruptcy No. 03-17576

In re:  
JSJ PROPERTIES, LLC,  
Debtor.

Bankruptcy No. 03-19638

ORDER ENFORCING PRIOR ORDER  
AND FOR SOLE POSSESSION  
AND CONTROL OF PROPERTY

THIS MATTER having come on regularly before the below-signed Judge of the above-entitled court, upon the trustee's motion for an order directing the enforcement of this court's order of May 30, 2003, and for turnover of property, the court having reviewed the pleadings on file herein, and having heard argument of counsel for the trustee, JSJ Properties, LLC, Jeffrey Jani, Jill Jani and Scimitar Leadership Academy, finding that notice was proper under the circumstances and that this court's prior order is in full force and effect, now, therefore, it is hereby

**ORDER ENFORCING PRIOR ORDER AND  
FOR SOLE POSSESSION AND CONTROL  
OF PROPERTY**

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1 ORDERED that Scimitar Leadership Academy is directed to turn over, within ten (10) days  
2 of the date of this order, to Merrilee A. MacLean, as trustee for the above consolidated debtors, the  
3 deed for its interest in that property commonly referred to as the Scimitar Ridge Ranch and the  
4 adjacent Shimmer property (collectively the "Ranch property"), the legal description of which is  
5 attached hereto.

6 IT IS HEREBY FURTHER ORDERED that the trustee has exclusive use and control of the  
7 Ranch property, consistent with the powers and duties of a Chapter 7 trustee, including terminating  
8 operations, removal of unauthorized personnel and liquidation.

9 IT IS HEREBY FURTHER ORDERED that all current operation on the Ranch property shall  
10 cease immediately and no future operation can take place without the express, written consent of the  
11 trustee.

12 IT IS HEREBY FURTHER ORDERED that debtor Jeffrey Jani, Jill Jani and Scimitar  
13 Leadership Academy shall vacate the Ranch property within ten (10) days of the date of this order.

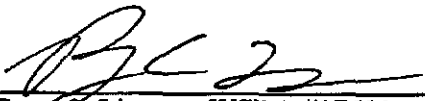
14 IT IS HEREBY FURTHER ORDERED that Merrill, Lynch, Pierce, Fenner and Smith  
15 Incorporated shall turn over to the trustee the funds in account number 335-04J89 and the  
16 appropriate order shall be entered in Adversary No. A03-01142.

17 DONE IN OPEN COURT this 26<sup>th</sup> day of April, 2004.

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20   
21 THOMAS T. GLOVER  
UNITED STATES BANKRUPTCY JUDGE

22 Presented By:

23 THE RIGBY LAW FIRM

24   
25 Rory C. Livesey, WSBA #17601  
Of Attorneys for Trustee

**ORDER ENFORCING PRIOR ORDER AND  
FOR SOLE POSSESSION AND CONTROL  
OF PROPERTY**

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600 Stewart Street, Suite 1908  
Seattle, WA 98101 - (206) 441-0826

**PARCEL A:**

The North Half of the Northeast Quarter of the Southeast Quarter, and the Southeast Quarter of the Northeast Quarter of the Southeast Quarter, all in Section 6, Township 34 North, Range 2 East of the Willamette Meridian.

**PARCEL B:**

The West Half of the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 6, Township 34 North, Range 2 East of the Willamette Meridian.

**PARCEL C:**

The East Half of the Southeast Quarter of the Southeast Quarter of Section 6, Township 34 North, Range 2 East of the Willamette Meridian.

**PARCEL D:**

Blocks 1, 2, 3, 4, and 5, LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 88, records of Skagit County, Washington;

TOGETHER WITH the North Half of Maple Street lying East of the centerline of Taylor Avenue including those portions of Taylor Avenue, Lincoln Avenue, Cleveland Avenue, Garfield Avenue, Grant Avenue, and the unnamed Easterly marginal street lying between the prolongations of the North and South lines of Maple Street.

**PARCEL E:**

The North 2.5 acres of the West 26 2/3 rods of the North 60 rods of the Northwest Quarter of the Northwest Quarter of Section 8, Township 34 North, Range 2 East of the Willamette Meridian.

**PARCEL F:**

The West Half of the Southwest Quarter of the Southwest Quarter of Section 5, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Section 5;  
thence North 01°55'27" East along the West line of said Section 5, 1,313.518 feet to the Northwest corner of said West Half of the Southwest Quarter of the Southwest Quarter; thence

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EXHIBIT

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South 87°14'41" East along the North line of said West Half of the Southwest Quarter of the Southwest Quarter, 660.505 feet to the Northeast corner;  
thence South 01°48'16" West along the East line of said West Half of the Southwest Quarter of the Southwest Quarter, 1,318.905 feet to its Southeast corner;  
thence North 86°47'00" West along the South line of said Section 5, 663.362 feet to the point of beginning.

**PARCEL G:**

The North 10 feet of the East 676.5 feet of the Northwest Quarter of the Northwest Quarter of Section 8, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 8;  
thence South 0°55'56" West along the East line of said Northwest Quarter of the Northwest Quarter, 10.008 feet;  
thence North 86°47'00" West parallel with the North line of said Northwest Quarter of the Northwest Quarter, 677.038 feet;  
thence North 0°55'56" East parallel with the East line of said Northwest Quarter of the Northwest Quarter, 10.008 feet to its North line;  
thence South 86°47'00" East along said North line, 677.038 feet to the point of beginning.

**PARCEL H:**

That portion of the Northeast Quarter of the Northwest Quarter of Section 8, township 34 North, Range 2 East of the Willamette Meridian, lying South of the North line thereof and lying North of the North line of the as built and existing Miller County Road, described as follows:

Beginning at the Northwest corner of said Northeast Quarter of the Northwest Quarter;  
thence South 86°47'00" East along the North line of said Northeast Quarter of the Northwest Quarter, 384.867 feet;  
thence South 86°11'48" West, 221.659 feet;  
thence South 75°57'05" West, 99.678 feet;  
thence South 54°59'27" West, 83.210 feet to the West line of said Northeast Quarter of the Northwest Quarter;  
thence North 1°55'56" East, 108.247 feet to the point of beginning;

EXCEPT any portion thereof lying within said Miller Road.

**PARCEL I:**

The North 60 feet of the Northwest Quarter of the Northwest Quarter of Section 8, Township 34 North, Range 2 East of the Willamette Meridian;

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EXHIBIT

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EXCEPT the North 10 feet of the East 676.5 feet thereof;  
ALSO EXCEPT the West 400 feet thereof.

**PARCEL I:**

That portion of the West 330 feet of the Southeast Quarter of the Southwest Quarter of Section 5, Township 34 North, Range 2 East of the Willamette Meridian, lying Northwesterly of a line that is 18 feet Easterly, when measured at right angles of the centerline of the easement filed under Auditor's File No. 9606030090 and recorded under Auditor's File No. 9702140107 as shown on survey recorded in Volume 18 of Surveys, pages 183 through 188.

**PARCEL K:**

That portion of the East Half of the Southwest Quarter of the Southwest Quarter of Section 5, Township 34 North, Range 2 East of the Willamette Meridian lying Northwesterly of a line that is 18 feet Easterly when measured at right angles of the centerline of the easement filed under Auditor's File No. 9606030090 and recorded under Auditor's File No. 9702140107 as shown on Survey recorded in Volume 18 of Surveys, pages 183 through 188, records of Skagit County, Washington.

**PARCEL L:**

The West Half of the Northwest Quarter of the Southwest Quarter, Section 5, Township 34 North, Range 2 East of the Willamette Meridian.

**PARCEL M:**

The West 22 rods of the East 40 rods of the Northwest Quarter of the Southwest Quarter of Section 5, Township 34 North, Range 2, East of the Willamette Meridian;

EXCEPT that portion, if any, lying within the following described tract:

Tract 2 of Skagit County Short Plat No. 18-85 as approved September 6, 1985, and recorded September 9, 1985, in Volume 7 of Short Plats, pages 41 and 42, under Auditor's File No. 8509090045, records of Skagit County, Washington.

**PARCEL N:**

A non-exclusive easement for ingress and egress and utility purposes 30 feet in width, being 15 feet on each side of the following described center line:

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EXHIBIT B-3

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Beginning on the South line of the West 22 rods of the East 40 rods of the Northwest Quarter of the Southwest Quarter of Section 5, Township 34 North, Range 2 East of the Willamette Meridian, 15 feet West of the Southeast corner thereof;  
thence South, parallel with the East line of the Southwest Quarter of the Southwest Quarter of said section, to a point 15 feet North of the South line of said Section 5;  
thence East parallel with said South line to an intersection with Miller Road;

EXCEPT any portion thereof that might lie within the boundaries of the county road;

ALSO EXCEPT any portion lying within the West Half of the East 60 rods of the South Half of the Southeast Quarter of the Southwest Quarter of said section.  
(Said easement is appurtenant to Parcel M)

**PARCEL O:**

All that portion of the Northeast Quarter of the Southwest Quarter of Section 5, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point 99 feet East of the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 5, said point also being the Southeast corner of that certain tract previously conveyed to Richard M. Ash and Margaret A. Ash, husband and wife and Richard M. Ash III by deed recorded under Auditor's File No. 8711300013, records of Skagit County, Washington;

thence East for 1221 feet;  
thence North 713.625 feet;  
thence West 1221 feet to the East line of said Ash tract;  
thence South along the East line of said tract for 713.625 feet to the point of beginning;

EXCEPT that portion thereof lying within State Highway right of way;

AND EXCEPT that North 15 feet thereof conveyed to Skagit County for road purposes by instrument dated January 5, 1902, and recorded October 12, 1903; In Volume 52 of Deeds, page 535;

AND ALSO EXCEPT the following described tracts:

1. Beginning at a point on the North and South center section line of said section at a point 165 feet North of the Southwest corner of said Northeast Quarter of the Southwest Quarter of said section;  
thence West 436 feet;  
thence North parallel with the center section line 100 feet;  
thence East 436 feet, more or less, to the center section line;

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EXHIBIT B-4

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thence South along the center section line to the point of beginning;

2. Beginning at the Southeast corner of said Northeast Quarter of the Southwest Quarter;  
thence West 528 feet;  
thence North parallel with the center of the section line 165 feet;  
thence East to the center section line;  
thence South along the center section line to the point of beginning;

3. Beginning at the Southeast corner of said Northeast Quarter of the Southwest Quarter of Section 5;  
thence North  $88^{\circ}34'$  West along the South line of said subdivision 528.00 feet to the East line of that certain tract of land as described in Real Estate Contract between Charles M. Dean and Mable M. Dean, vendors, and Louis H. Vienhage and Pauline Vienhage, vendees, recorded under Auditor's File No. 683089, records of Skagit County, Washington, said point being the true point of beginning for this description;  
thence continue North  $88^{\circ}34'$  West along the South line of said subdivision 461.2 feet to the West line of the Plat of Fernhill Cemetery;  
thence North  $1^{\circ}39'30''$  East along the West line of said cemetery 20.36 feet to the Northwest corner of said cemetery;  
thence South  $88^{\circ}20'30''$  East along the North line of said cemetery 460.75 feet to the West line of that certain tract of land conveyed to Cal Branham and Helen Branham, husband and wife, by deed recorded under Auditor's File No. 613747, records of Skagit County, Washington;  
thence South  $0^{\circ}13'$  West along said Branham tract 18.57 feet to the true point of beginning.

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Skagit County Auditor  
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EXHIBIT B-5



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Skagit County Auditor

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UNOFFICIAL DOCUMENT

All that portion of the North 495 feet of the Northwest Quarter of the Northwest Quarter of Section 8, Township 34 North, Range 2 East of the Willamette Meridian; lying Northerly of the County Road known as March's Point Road and Burrows Bay Road;

EXCEPT the West 440 feet thereof;  
ALSO EXCEPT the North 60 feet thereof;  
ALSO EXCEPT mobile home;

Situated in Skagit County, Washington.

4667  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
RCW  
1 OCT 03 2002  
Amount Paid to  
Skagit County Treasurer  
By: [Signature]

EXHIBIT B



200407290016  
Skagit County Auditor

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21 9:07AM