

AFTER RECORDING MAIL TO:

Vincent F. Ventimiglia
June S. Ventimiglia
2114 Cascade Court
Anacortes, WA 98221



200411030033
Skagit County Auditor

11/3/2004 Page 1 of 2 10:38AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82017

QUIT CLAIM DEED FIRST AMERICAN TITLE CO.

A82017E

Grantor(s): James T. Hunter and Cornelia S. Hunter
Grantee(s): Vincent F. Ventimiglia and June S. Ventimiglia
Abbreviated Legal:
Ptn. Lots 1 - 3, Block 1401 "Northern Pacific Addition to Anacortes" aka Lot 4 of Survey
#9904230058.
Assessor's Tax Parcel Number(s): 3809-401-010-0400 P116203

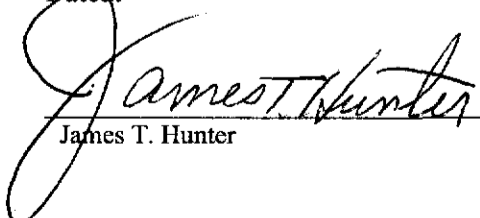
THE GRANTOR JAMES T. HUNTER AND CORNELIA S. HUNTER, husband and wife, for and in consideration of WAC 458-61-255 to clear title and forever release the following described property from the Right of First Refusal dated October 25, 2001, and recorded October 31, 2001, Skagit County Auditor No. 200110310178, conveys and quit claims to VINCENT F. VENTIMIGLIA AND JUNE S. VENTIMIGLIA, husband and wife, the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the grantor(s) therein:

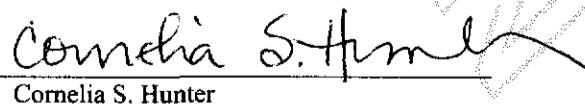
A portion of Lots 1, 2 and 3 of Block 1401, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, and portion of the abandoned Great Northern Pacific Railway right-of-way, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1; thence North 20 degrees 17'36" West along the East line of said Lot 1, a distance of 183.28 feet to the Northeasterly corner of said Lot 1; thence North 67 degrees 59'20" East along the Northerly margin of New York Avenue, a distance of 80.04 feet to the Northwesterly corner of Block 1301; thence North 20 degrees 17'36" West along the Westerly boundary of said Block 1301 extended to a point 15 feet distant Southeasterly, measured at right angles from the centerline of the railway of said Great Northern Railway Company, as located and constructed on March 6, 1940; thence Southwesterly along said right-of-way margin a distance of 124.69 feet; thence South 06 degrees 08'45" West a distance of 90.67 feet; thence South 20 degrees 17'36" East a distance of 78.19 feet; thence North 69 degrees 42'24" East a distance of 45.00 feet to a point lying 10 feet West, as measured perpendicular of the West line of said Lot 1; thence South 20 degrees 17'36" East parallel to and 10 feet distant Westerly of the West line of said Lot 1 a distance of 157.63 feet to the South line of said Block 1401; thence North 69 degrees 42'24" East along the South line of said Block 1401 a distance of 40.00 feet to the point of beginning.

(Also known as Lot 4 of Survey, recorded August 12, 2004 under Auditor's File No. 200408120020, said Survey being a revision of Survey recorded April 23, 1999 under Auditor's File No. 9904230058).

Dated: October 11, 2004


James T. Hunter

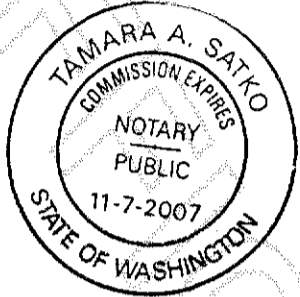

Cornelia S. Hunter

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that James T. Hunter and Cornelia S. Hunter, the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10/11/04

Tamara A Satko



Notary Public in and for the State of WASHINGTON
Residing at ANACORTES
My appointment expires: 11/7/07

5944
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 03 2004
Amount Paid
By [Signature] Skagit Co. Treasurer Deputy



200411030033
Skagit County Auditor