



200506090082
Skagit County Auditor

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CHICAGO TITLE IC34716 ✓

AFTER RECORDING, RETURN TO:

John and Denise Tibbles
c/o James Dickmeyer
903 Fifth Avenue, Suite 106
Kirkland, WA 98033

DOCUMENT TITLE:

TRUSTEE'S QUIT CLAIM DEED

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

1. N/A

GRANTOR:

1. MacLean, Merrilee A., U.S. Bankruptcy Trustee for Startup Academy, LLC, Jeffrey S. Jani, Scimitar Ridge, LLC, Scimitar Ridge Ranch, LLC and JSJ Properties, LLC

GRANTEE:

1. Tibbles, John
2. Tibbles, Denise

2934
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

LEGAL DESCRIPTION:

Ptn NW NW 8-34-2

JUN 09 2005

Amount Paid \$ 13,460.36
By Skagit Co. Treasurer
DC Deputy

PARCEL NUMBER:

340208-0-005-0112

ORIGINAL

IN CONSIDERATION of ten dollars (\$10.00) and other valuable consideration, in hand paid, the Grantor herein, Merrilee A. MacLean, as the duly appointed, qualified and acting Bankruptcy Trustee for Jeffrey S. Jani, JSJ Properties LLC, a Washington limited liability company, Startup Academy LLC, also appearing of record as StartupAcademy, a Washington limited liability company, Scimitar Ridge LLC, a Washington limited liability company, and Scimitar Ridge Ranch LLC, a limited liability company, proceedings in the United States Bankruptcy Court for the Western District of Washington, at Seattle, all the interests being consolidated under Bankruptcy Case Number 03-10583, does hereby

GRANT, CONVEY AND QUIT CLAIM unto John and Denise Tibbles, husband and wife, and their marital community, all of the Grantor's interest in the following described real estate, situated in the County of Skagit, State of Washington, and legally described as follows:

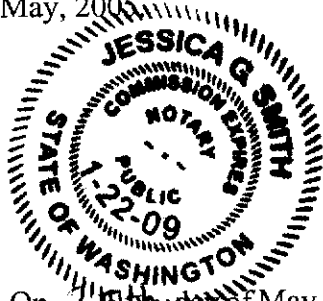
See attached Exhibit "A."

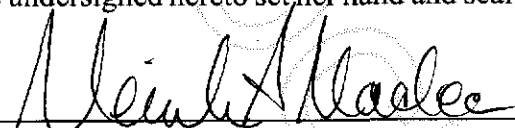
Said interest is subject to any and all easements, covenants, restrictions, reservations, rights of way and zoning ordinances, if any, enforceable in law or equity.

This deed is issued pursuant to an Order of the United States Bankruptcy Court for the Western District of Washington, at Seattle, entered in Bankruptcy Case Number 03-10583, a copy of which is attached hereto as Exhibit "B" and is hereby incorporated herein, this conveyance is made free and clear of all liens and encumbrances of record, the validity and priority of all such liens and encumbrances shall be determined by said Bankruptcy Court at a later date, within the context of said Bankruptcy Case Number 03-10583.

The sale is "As Is" and "Where Is" and the Grantor makes no warranties, express or implied.

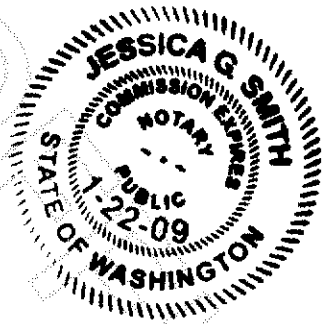
IN WITNESS WHEREOF, the undersigned hereto set her hand and seal this 25th day of May, 2005




Merrilee A. MacLean, Trustee for the
consolidated Bankruptcy Estates of Jeffrey S. Jani,
JSJ Properties LLC, Startup Academy LLC, Scimitar
Ridge LLC and Scimitar Ridge Ranch LLC

On 25th day of May, 2005, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Merrilee A. MacLean, to me known to be the individual described in and who executed the within

instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, in accordance with her statutory duty as Bankruptcy Trustee.



Jessica G. Smith
NOTARY PUBLIC in and for the State of
Washington, residing at Seattle
My commission expires: 1/29/09



EXHIBIT "A"

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;

AND EXCEPT the North 60 feet thereof.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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