



200506130170

Skagit County Auditor

6/13/2005 Page

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3 3:26PM

Recorded at the Request of and When Recorded
Return to:

Michael L. Cohen
Lane Powell Spears Lubersky LLP
1420 Fifth Avenue, Suite 4100
Seattle, WA 98101-2338

QUIT CLAIM DEED

Grantor: EPSTEIN HOLDINGS, LLC, a Washington limited liability company

Grantee: EVERGREEN PARK MOBILE HOME PARK 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 Holdings, LLC, a Washington limited liability company* for and in consideration of a transfer from a family company to a wholly owned subsidiary company, and other good and valuable consideration, conveys and quit claims to *Evergreen Park Mobile Home Park, 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

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3008

JUN 13 2005

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

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:

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: 3/22, 2003.

EPSTEIN HOLDINGS, LLC, a Washington limited liability company

By Edward Epstein
Edward Epstein, Manager

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