

**After Recording Return To:**  
**SKAGIT LAW GROUP, PLLC**  
Attn: Brian E. Clark, Esq.  
P. O. Box 336  
Mount Vernon, WA 98273



200601170018  
Skagit County Auditor

1/17/2006 Page 1 of 3 9:14AM

## QUITCLAIM DEED

**GRANTOR:** **Leib, Jean E.**, Trustee of the  
*Jean E. Leib Revocable Living Trust, UID 11/10/2004*

**GRANTEES:** **WARNER CREEK INVESTMENTS, LLC**, a Washington  
limited liability company

**Legal Description:**

Abbreviated Form: **Parcel 1:** Tract A, SP No. MV-5-79  
**Parcel 2:** Section 35-35-5, Ptn NE-NE and SE-NE  
**Parcel 3:** Lt 1 in Blk 4, Amended Plat of Shannon's First Addn to  
City of Ana, WA; and Lts 10, 11 & 12 in Blk 4 of Plats  
of Hensler's First Addn to City of Ana, WA

Additional on Page: 3 (Exhibit A)

**Assessor's Tax Parcel No:** **Parcel 1:** 340418-1-005-0306 (P26230)  
**Parcel 2:** 350535-1-002-0009 (P40686)  
**Parcel 3:** 3794-004-012-0010 (P57330)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 213  
JAN 13 2006

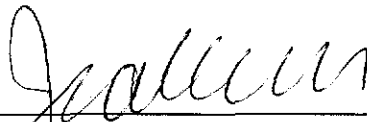
Amount Paid \$  
By Skagit Co. Treasurer  
Deposit

THE UNDERSIGNED GRANTOR, **JEAN E. LEIB**, Trustee of the *Jean E. Leib Revocable Living Trust, UID 11/10/2004*, for and in consideration of the transfer of capital to a limited liability company (mere change in form of ownership), conveys and quitclaims to **WARNER CREEK INVESTMENTS, LLC**, all of Grantor's undivided one-half (1/2) fractional interest in and to the following described real estate, together with all after-acquired title of the Grantor therein, to-wit:

### QUITCLAIM DEED - 1

Those certain tracts of land listed and described on Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth herein.

DATED: January 4, 2006.

  
\_\_\_\_\_  
**JEAN E. LEIB**, Trustee of the *Jean E. Leib*  
*Revocable Living Trust, UID 11/10/2004*

STATE OF WASHINGTON }

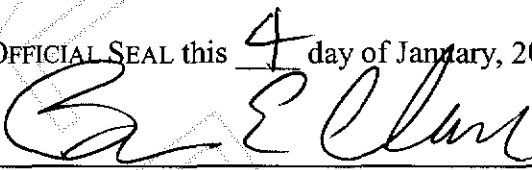
ss.

COUNTY OF SKAGIT }

I certify that I know or have satisfactory evidence that **JEAN E. LEIB** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 4 day of January, 2006.



  
\_\_\_\_\_  
Printed Name

**BRIAN E. CLARK**

NOTARY PUBLIC in and for the State of Washington

My Commission Expires

5/24/07

**QUITCLAIM DEED - 2**

\\Server\shared\HOME\BRIANA - KIGLICK & LEIB\WARNER CREEK INVESTMENTS, LLC\QCD RLT (Leib) to LLC.c



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**EXHIBIT "A"**  
**(Legal Descriptions)**

**Parcel 1:**

Tract "A," Short Plat No. MV-5-79, approved June 13, 1979, recorded June 14, 1979, in Book 3 of Short Plats, page 124, under Auditor's File No. 7906140001 and being a portion of the South  $\frac{1}{4}$  of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Township 34 North, Range 4 East, W.M.

SUBJECT TO: Paragraphs A through B, Schedule B-1, inclusive, of that certain commitment of title insurance issued by First American Title Order No. 37651.

Situated in the County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

**Parcel 2:**

The East 660 feet of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; EXCEPT that portion conveyed to the State of Washington by deed dated September 30, 1964, recorded October 7, 1964, under Auditor's File No. 656836.

ALSO, the North 905 feet of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; EXCEPT the West 660 feet thereof.

All in Section 35, Township 35 North, Range 5 East, W.M.

Situated in the County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

**Parcel 3:**

*Parcel A:* Lot 1 in Block 4 of "AMENDED PLAT OF SHANNON'S FIRST ADDITION TO THE CITY OF ANACORTES, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 8, records of Skagit County.

*Parcel B:* Lots 10, 11 and 12 in Block 4 of "PLATS OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 46 of the records of Skagit County.

Situated in the County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

**QUITCLAIM DEED - 3**

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