

When Recorded Please Return To:
LAWRENCE A. PIRKLE
321 West Washington, Suite 300
Mount Vernon, WA 98273



200603220052

Skagit County Auditor

3/22/2006 Page 1 of 2 11:40AM

This space for Recorder's use only

FIRST AMERICAN TITLE CO.

QUIT CLAIM DEED BB7122E-1

THE GRANTOR, J & F RESIDENTIAL, L.L.C., a Washington Limited Liability Company, for and in consideration of distribution in proportion to ownership, conveys and quit claims to **GRANTEE, LEO F. MAGNETT and FRANCES MAGNETT**, husband and wife as to an undivided One-half (1/2) interest and **JULIO PIMENTEL and ADA PIMENTEL**, husband and wife as to an undivided One-half (1/2) interest, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel No: P54163 3755-004-005-0107

The South 64 feet of Lot 5, Block 4, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", according to the Plat recorded in Volume 2 of Plats, page 78, and in Volume 3 of Plats, page 24, records of Skagit County, Washington.

Assessor's Parcel No: P53700 3742-001-010-0003

The East half of Lot 6 and all of Lots 7 to 10, inclusive, Block 1, "MOODY'S ADDITION TO THE TOWN OF MOUNT VERNON", as per the Plat thereof, recorded in Volume 2 of Plats, page 106, records of Skagit County, Washington; Together with that certain 1971 Olympian mobile home, 48 X 12, Vin No. 11915. Situate in the County of Skagit, State of Washington.

Dated the 19 day of January, 2006

J & F RESIDENTIAL, L.L.C.

By: [Signature]
LEO MAGNETT, Member

By: [Signature]
JULIO PIMENTEL, Member

By: [Signature]
FRANCES MAGNETT, Member

By: [Signature]
ADA PIMENTEL, Member

#1295

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

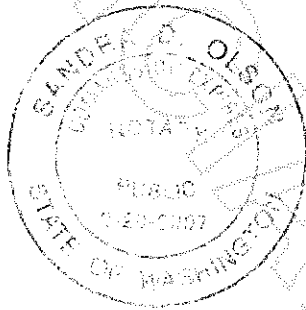
MAR 22 2006

Amount Paid \$
Skagit Co. Treasurer
By: [Signature] Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day before me, the undersigned, personally appeared LEO MAGNETT and FRANCES MAGNETT to me known to be Members of J & F RESIDENTIAL, L.L.C., the Limited Liability Company executing the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

GIVEN under my hand and official seal this 23rd day of January, 2006.

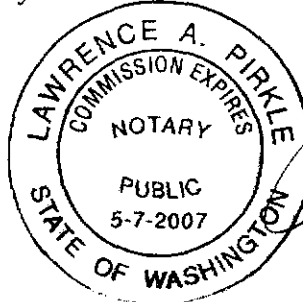


Sandra D. Olson
Sandra D. Olson
NOTARY PUBLIC in and for the
State of Washington
Residing at Burlington, wa
My Commission Expires: 2-20-07

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day before me, the undersigned, personally appeared JULIO PIMENTEL and ADA PIMENTEL to me known to be Members of J & F RESIDENTIAL, L.L.C., the Limited Liability Company executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

GIVEN under my hand and official seal this 19 day of January, 2006.



Lawrence A. Pirkle
LAWRENCE A. PIRKLE
NOTARY PUBLIC in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/



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