

After recording return document to:

State of Washington
Department of General Administration
Real Estate Services
P O Box 41015
Olympia WA 98504-1015



200611300159
Skagit County Auditor

11/30/2006 Page 1 of 3 4:09PM

Document Title: Quitclaim Deed

Seller: State of Washington, State Board for Community and Technical Colleges

Purchaser: Overlook Waterfront, LLC

Legal Description: Lot B, West View and ptn. Gov't Lot 8 in Sec 36, T34N, R4EWM

Assessor's Tax Parcel Number: P74765, P29895, P29989

CHICAGO TITLE CO.

1C40267✓

QUITCLAIM DEED

The GRANTOR, State of Washington, State Board for Community & Technical Colleges, acting through the Department of General Administration, for and in consideration of Ten Dollars (\$10.00), conveys and quitclaims to the GRANTEE, Overlook Waterfront, LLC, all interest in the following described real estate situated in the county of Skagit, State of Washington:

PARCEL A:

That portion of Government Lot 8 of Section 36, Township 34 North, Range 4 East of the Willamette Meridian, lying South of a line running East and West, 10 rods North of and parallel with the South line of said Lot 8, and lying Westerly of the Westerly right-of-way line of the Northern Pacific Railroad right-of-way;

EXCEPT road:

TOGETHER WITH all shore land of the 2nd class acquired from the State of Washington, in front of, adjacent to, or abutting upon the above described tract in Lot 8, Section 36, Township 36 North, Range 4 East of the Willamette Meridian, said shore lands being that acquired from the State of Washington under deed dated May 12, 1924 and recorded under Auditor's File No. 176360, records of Skagit County, Washington;

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway, in the Southeast Quarter of Section 36, Township 34 North, Range 4 East of the Willamette Meridian, which lies Westerly of the centerline of said right-of-way and between the Easterly extensions of both the North and South lines of the South 165 feet of said subdivision;

EXCEPT that portion thereof lying within the County road right-of-way established by that certain easement recorded April 10, 1979, under Auditor's File No. 7904100016, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

Tract B, WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, according to the plate thereof recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington;

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (as originally conveyed to the Seattle Lake Shore and Eastern Railway), adjoining the Plat of West View, Replat of Block 40, Montborne, according to the plat thereof recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between both the Easterly extension of the North line of Tract B and the Northeasterly extension of the centerline of an unnamed roadway lying between Lot 24 and Tract B of said plat;

EXCEPT that portion thereof, if any, lying within a county road rightof-way. Situated in Skagit County, Washington.

The Grantee, its successors or assigns, will protect, save and hold harmless the Grantor, its authorized agents and employees, from all claims, actions, costs, damages or expenses of any nature whatsoever arising out of or in connection with any acts or activities authorized by this Quitclaim Deed. The Grantee further agrees to defend the Grantor, its agents or employees, in any litigation, including the payment of any costs or attorneys' fees, for any claims or action commenced thereon arising out of or in connection with acts or activities authorized by this Quitclaim Deed. This obligation shall not include such claims, costs, damages, or expenses which may be caused by the sole negligence of the Grantor or its authorized agents or employees; Provided, that if the claims or damages are caused by or result from the concurrent negligence of (a) the Grantor, its agents or employees, and (b) the Grantee, its agents or employees and involves actions covered by RCW 4.24.115, this indemnity provision shall be valid and enforceable only to the extent of the negligence of the Grantee or Grantee's agents or employees.

Dated this 29th day of November, 2006.

State of Washington

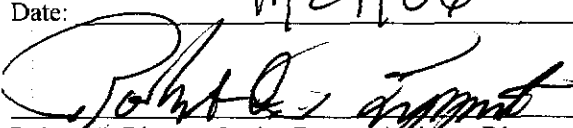
State Board for Community and Technical Colleges

Acting through the
Department of General Administration


Pat Baker, Assistant Director
Facilities

Date:

11/29/06


Robert A. Bippert, Senior Deputy Assistant Director
Buildings, Grounds & Real Estate Services

Date:

11/29/06

APPROVED AS TO FORM:

Date:

11/29/06

By:


Assistant Attorney General

ACCEPTED AND APPROVED:

By: _____

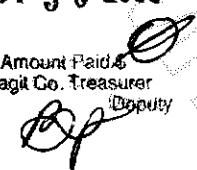
Title: _____

Date: _____

#6104

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 30 2006

Amount Paid
Skagit Co. Treasurer
By  Deputy

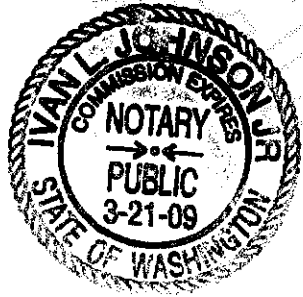


200611300159
Skagit County Auditor

STATE OF WASHINGTON)
) ss.
County of Thurston)

I, the undersigned, a Notary Public, do hereby certify that on this 29th day of November, 2006, personally appeared before me PAT BUKER, Assistant Director, Facilities, Department of General Administration, State of Washington, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as the free and voluntary act and deed of the Department, for the purposes and uses therein mentioned, and on oath stated that he was duly authorized to execute said document.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

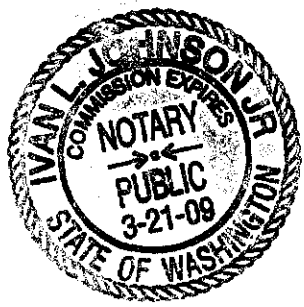


[Signature]
Notary Public in and for the State of Washington,
Residing at Olympia
My commission expires 3-21-09

STATE OF WASHINGTON)
) ss.
County of Thurston)

I, the undersigned, a Notary Public, do hereby certify that on this 29th day of November, 2006, personally appeared before me ROBERT A. BIPPERT, Senior Assistant Deputy Director, Buildings, Grounds & Real Estate Services, Department of General Administration, State of Washington, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as the free and voluntary act and deed of the Department, for the purposes and uses therein mentioned, and on oath stated that he was duly authorized to execute said document.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]
Notary Public in and for the State of Washington,
Residing at Olympia
My commission expires 3-21-09

