

AFTER RECORDING MAIL TO:

MBH Group, LLC
1111 Cleveland Avenue
Mount Vernon, Wa. 98273

Recorded at the request of:
First American Title
Escrow Number: B90684



200705100146
Skagit County Auditor

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QUIT CLAIM DEED

FIRST AMERICAN TITLE CO.

THE GRANTOR HANSELL/MITZEL, LLC for and in consideration of ZERO DOLALRS AND NO/100 (\$0.00) conveys and quit claims to MBH Group, LLC the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantor therein:

Abbreviated Legal: Section 30, Township 34, Range 4; Ptn. NE SE

COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" and specifically exempting any Mobile Home, house trailer or other moveable dwelling which may be located on the subject property

Tax Parcel Number(s): 340430-0-070-0005, P28882, 340430-0-011-0015, P28788, 340430-4-005-0007, P29217

Dated: May 3, 2007

Hansell/Mitzel, LLC

Daniel R. Mitzel, Managing Member

2004
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 10 2007

State of Washington }
County of Skagit } SS:

Amount Paid \$ 0
By RP Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence Daniel R. Mitzel the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Managing Member of Hansell/Mitzel, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 5-7-07

Notary Public in and for the State of Wa
Residing at Burlington, Wa
My appointment expires: 2-20-11



EXHIBIT "A"

PARCEL "M":

That portion of the Southeast $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northeast corner of said subdivision; thence North $89^{\circ}40'44''$ West, along the North line of said Southeast $\frac{1}{4}$, a distance of 505.95 feet; thence South $1^{\circ}12'41''$ West, parallel with the West line of said East $\frac{1}{2}$, a distance of 585.00 feet; thence North $89^{\circ}40'44''$ West 10.27 feet to the West line of parcel conveyed to Skagit County by deed recorded under Auditor's File No. 593256 and the true point of beginning; thence continue North $89^{\circ}40'44''$ West, parallel with the North line of said Southeast $\frac{1}{4}$ 358.19 feet to the center line of Cleveland Avenue produced South, as established in the City of Mount Vernon; thence South $1^{\circ}53'07''$ West, along the center line of Cleveland Avenue produced South, a distance of 474.90 feet to the North line of that certain 25 acre parcel as described in warranty deed recorded under Auditor's File No. 139995, dated March 3, 1920; thence North $89^{\circ}59'46''$ East, along said North line and said line produced, 644.95 feet, more or less, to the Westerly right-of-way of the Burlington Northern right-of-way; thence North $4^{\circ}51'16''$ East, along said right-of-way, 176.15 feet to the South line of the North $\frac{2}{3}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 30; thence North $89^{\circ}53'45''$ West, along the South line thereof, 292.25 feet to the West line of parcel conveyed to Skagit County by deed recorded under Auditor's File No. 593256; thence North $1^{\circ}11'56''$ East, along the West line thereof, 296.61 feet to the true point of beginning.

PARCEL "N":

That portion of the Southeast $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northeast corner of said subdivision; thence North $89^{\circ}40'44''$ West, along the North line of said Southeast $\frac{1}{4}$, a distance of 505.95 feet; thence South $1^{\circ}12'41''$ West, parallel with the West line of said East $\frac{1}{2}$, a distance of 585.00 feet; thence North $89^{\circ}40'44''$ West 10.27 feet to the West line of parcel conveyed to Skagit County by deed recorded under Auditor's File No. 593256; thence continue North $89^{\circ}40'44''$ West, parallel with the North line of said Southeast $\frac{1}{4}$ 139.49 feet to the East line of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 30 and the true point of beginning; thence continue North $89^{\circ}40'44''$ West 218.70 feet to the center line of Cleveland Avenue produced South, as established in the City of Mount Vernon; thence North $1^{\circ}53'07''$ East, along the center line of Cleveland Avenue produced 345.15 feet to a point 240.00 feet from the intersection of the center line produced South of Cleveland Avenue, as established in the City of Mount Vernon, and the center line of said Section 30; thence South $89^{\circ}40'44''$ East, parallel with the North line of said Southeast $\frac{1}{4}$, 214.64 feet to the East line of the West $\frac{1}{2}$ of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South $1^{\circ}12'41''$ West, along said line, a distance of 345.06 feet to the true point of beginning.



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