



200808180090

Skagit County Auditor

8/18/2008 Page

1 of

7 11:15AM

Document Title:

Quit Claim Deed

Reference Number :

Grantor(s):

☐ additional grantor names on page ____.

1. LePage Development, LLC

2.

Grantee(s):

☐ additional grantee names on page ____.

1. Mount Vernon RE, LLC

2.

Abbreviated legal description:

☐ full legal on page(s) ____.

Section 17, Township 34, Range 4 EWM

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____.

340417-1-014-0207/P25889

ORIGINAL

When recorded return to:
Isola Capital Management, LLC
450 Shattuck Ave. S., Suite 201
Renton, WA 98057

QUIT CLAIM DEED

THE GRANTOR, LEPAGE DEVELOPMENT LLC, for and in consideration of CLARIFICATION OF TITLE UPON CHANGE OF NAME OF LIMITED LIABILITY COMPANY, BUT WITHOUT ANY CHANGE WHATSOEVER IN OWNERSHIP OF SAID LIMITED LIABILITY COMPANY, in hand paid, conveys and quit claims to MOUNT VERNON RE LLC, the following described real estate, situated in the County of Skagit, State of Washington together with all after acquired title of the grantor herein:

PARCEL A:

The South 1,122.5 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the South 550 feet thereof;

EXCEPT the East 214 feet thereof;

AND EXCEPT the North 15.33 feet of the South 565.33 feet of the West 333 feet of the East Half of the Southeast Quarter of the Northeast Quarter of said Section 17;

AND ALSO EXCEPT Tract A of Survey recorded August 4, 1997 under Auditor's File No. 9708040071 in Volume 19 of Surveys, page 153, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

The South 1,122.5 feet of the East 15 feet of the West Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the South 565.33 feet thereof.

Situated in Skagit County, Washington.

PARCEL C:

A non-exclusive easement for ingress, egress, drainage and utilities over and across the West 30 feet of the following described tract:

The North 285.33 feet of the South 565.33 feet of the West 333 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

TOGETHER WITH the North 285.33 feet of the South 565.33 feet of the East 15 feet of the West Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2676
AUG 18 2008

Amount Paid \$ 6
Skagit Co. Treasurer
By *ham* Deputy



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PARCEL D:

A non-exclusive easement of ingress, egress, drainage and utilities over and across the West 30 feet of the following described tract:

The East 98.5 feet of the West 143.5 feet of the North 250 feet of the South 280 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

TOGETHER WITH the West 45 feet of the North 250 feet of the South 280 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

TOGETHER WITH the East 15 feet of the North 250 feet of the South 280 feet of the West Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL F:

A non-exclusive easement for ingress, egress and utilities over and across the West 354.56 feet of the East 568.56 feet of the North 25 feet of the South 1,147.5 feet of the East Half of the Southeast Quarter of the Northeast Quarter of said Section 17.

Situated in Skagit County, Washington.

Continued



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PARCEL G:

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Beginning at the Southwest corner of the West 184 feet of the East 214 feet of the North 60 feet of the South 1,182.5 feet of the Southeast Quarter of the Northeast Quarter of said Section 17;
Thence South 87°55'03" East, 184.03 feet to the Southeast corner of said West 184 feet of the East 214 feet of the North 60 feet of the South 1,182.5 feet;
Thence North 1°01'55" East, 60.01 feet along the East line thereof to the Northeast corner thereof;
Thence North 87°55'03" West 90.14 feet along the North line of said South 1,182.5 feet to a point of curvature;
Thence along the arc of said curve concave to the Southeast having a radius of 130.00 feet, through a central angle of 32°03'12", an arc distance of 72.73 feet to a point of tangency;
Thence South 60°01'45" West, 0.34 feet to the North line of the South 1,162.5 feet of said subdivision;
Thence North 87°55'03" West, 24.24 feet along said North line to the West line of said East 214 feet to the North 1,182.5 feet of said subdivision;
Thence South 1°01'55" West, 40.01 feet along said West line to the point of beginning.

Situated in Skagit County, Washington.

Continued



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PARCEL H:

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Beginning at the Northwest corner of said West 184 feet of the East 214 feet of the South 1,122.5 feet of the Southeast Quarter of the Northeast Quarter of said Section 17;

Thence South $87^{\circ}55'03''$ East, 92.79 feet along the North line of said South 1,122.5 feet to a cusp;

Thence along the arc of a curve concave to the Southeast having a radius of 70.00 feet and an initial tangent bearing of North $87^{\circ}55'03''$ West, through a central angle of $32^{\circ}03'12''$, an arc distance of 39.16 feet to a point of tangency;

Thence South $60^{\circ}01'45''$ West, 28.62 feet to a point of curvature;

Thence along the arc of a curve concave to the Northwest having a radius of 130.00 feet; through a central angle of $14^{\circ}54'00''$, an arc distance of 33.81 feet to the West line of said East 214 feet of the South 1,122.5 feet to the Southeast Quarter of the Northeast Quarter of said Section 17;

Thence North $1^{\circ}01'55''$ East 39.90 feet along said West line to the point of beginning.

Situated in Skagit County, Washington.

Continued



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PARCEL I:

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Commencing at the Southeast corner of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

Thence North $01^{\circ}01'55''$ East along the East line of said subdivision a distance of 843.99 feet;

Thence North $87^{\circ}55'04''$ West parallel to the South line of said subdivision to a point on a line parallel with and 214.00 feet distance, as measured perpendicularly from said East line of said subdivision, said point being the true point of beginning;

Thence North $87^{\circ}55'04''$ West, a distance of 30.01 feet;

Thence South $01^{\circ}01'55''$ West, a distance of 71.60 feet to the beginning of a tangent curve of 95.00 foot radius concave Northeasterly;

Thence Southeasterly through a central angle of $46^{\circ}49'35''$ for a distance of 77.64 feet, to a point of on the West line of Lot 2 of Mount Vernon Short Plat 4-87, as recorded in Volume 8 of Short Plats, page 8, under Auditor's File No. 8712210075, records of Skagit County, Washington;

Thence North $01^{\circ}01'55''$ East along the West line of said Lot 2 and the Northerly projection thereof, a distance of 140.33 feet to the true point of beginning.

Situated in Skagit County, Washington.

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PARCEL K:

A non-exclusive easement established by document recorded under Auditor's File No. 9510100090, records of Skagit County, Washington, for ingress, egress and utilities over and across the South 30 feet of Lot 2 of Mount Vernon Short Plat No. MV-4-87, approved December 17, 1987 and recorded December 21, 1987, as Auditor's File No. 8712210075, in Volume 8 of Short Plats, page 8, records of Skagit County, being a portion of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian,

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across both the South 15 feet of Lot 1 of said short plat, and the North 15 feet of the South 45 feet of Lot 2 of said Short Plat.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 340417-1-014-0207/P25889

Dated: 8/12/2008


Matthew J. LePage, Managing Member

STATE OF WASHINGTON

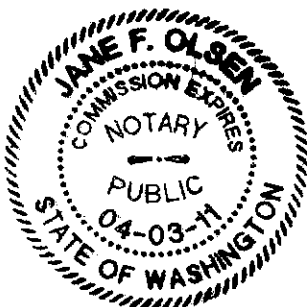
COUNTY OF King ss:

I certify that I know or have satisfactory evidence that Matthew J. LePage is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument as the Managing Member of LePage Development, LLC, and acknowledged it as the free and voluntary act of LePage Development LLC for the uses and purposes mentioned in this instrument.

Dated: 8/12/08

Jane F. Olsen

Notary name printed or typed:



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