

After Recording, Return To:

Virginia C. Antipolo-Utt
ANTIPOLO & PAUL LAW FIRM, P.S.
2825 Colby Avenue, Suite 301
Everett, WA 98201



200809180001

Skagit County Auditor

9/18/2008 Page

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4 9:03AM

QUIT CLAIM DEED

Grantor: Julie Y. Hungar, an unmarried person
Grantee: Gemini Real Properties, L.L.C., a Washington limited liability company
Legal Description (abbreviated): Tr Lnd Beg 775.5 ft N & 30 ft N Dt 19 Dk 12 89-30 E Fr SW C Sd Sec Th N
Assessor's Tax Parcel Nos.: P35006 (350330-0-027-0009), P35007 (350330-0-028-0008), P35008
(350330-0-029-0007) and P35024 (350330-0-042-0000)

THE GRANTOR, **JULIE Y. HUNGAR**, an unmarried person, for and in consideration of the transfer of such real property as a capital contribution into a limited liability company, quit claims to **GEMINI REAL PROPERTIES, L.L.C.**, a Washington Limited Liability Company, a two-thirds (2/3) undivided fractional interest in the following-described real estate situated in Skagit County, State of Washington, together with all after acquired title of the Grantor therein.

Parcel A:

The South 30 feet of the North 90 feet of that part of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 1,219.4 feet West and 1,095.4 feet South of the North Quarter corner of said Section;

Thence North 5°36' East 256.22 feet to a point 840.4 feet South of the North line of said Section;

Thence West 135 feet, more or less, to the government meander line;

Thence Southerly along said meander line to a point due West of the point of beginning;

Thence East 110 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's Tax I.D. No.: 350330-0-027-0009 (P35006).

Subject to encumbrances of record.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3036
SEP 18 2008

1

ORIGINAL

Amount Paid \$0
Skagit Co. Treasurer
By *nam* Deputy

2/3 INTEREST IN BEACH HOUSE
LOCATED AT 12326 SEABIRD
LANE, MT. VERNON, WA 98273

Parcel B:

That portion of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

The South 30 feet of the North 60 feet of the following described tract;

Beginning at a point 1,219.4 feet West and 1,095.4 feet South of the North Quarter corner of said Section;

Thence North 5°36' East 256.22 feet to a point 840.4 feet South of the North line of said Section;

Thence West 135 feet, more or less, to the government meander line;

Thence Southerly along the said meander line to a point due West of the point of beginning;

Thence East 110 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's Tax I.D. No.: 350330-0-028-0008 (P35007).

Subject to encumbrances of record.

Parcel C:

That portion of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

The North 30 feet of the following described tract:

Beginning at a point 1,219.4 feet West and 1,095.4 feet South of the North Quarter corner of said Section;

Thence North 5°36' East 256.22 feet to a point 840.4 feet South of the North line of said Section;

Thence West 135 feet, more or less, to the Government meander line;

Thence Southerly along said meander line to a point due West of the point of beginning;

Thence East 110 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's Tax I.D. No.: 350330-0-029-0007 (P35008).

Subject to encumbrances of record.



Parcel D:

That portion of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 840.4 feet South and 1,194.4 feet West of the North Quarter corner of Section 30, Township 35 North, Range 3 East of the Willamette Meridian, the true point of beginning;

Thence East 134.06 feet, more or less, to the West line of a certain private road now in use which descends the hill from the county road (as described in Quit Claim Deed Auditor's File No. 463019, records of Skagit County, Washington, from Julius and Stella Kiderlen to Harwood and Nancy Bannister date June 30, 1951);

Thence Southerly along said road to a point of intersection with the North line of Tract owned by Paul Umbarger and Lucille Umbarger, his wife, and Alfred Bruget and Jesse Bruget, his wife, if extended East;

Thence West to the Northeast corner of the Umbarger-Bruget Tract;

Thence North 90 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's Tax I.D. No.: 350330-0-042-0000 (P35024).

Subject to encumbrances of record.

DATED this 17th day of September, 2008.

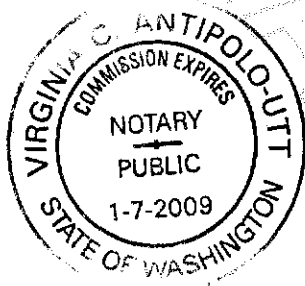

JULIE Y. HUNGAR

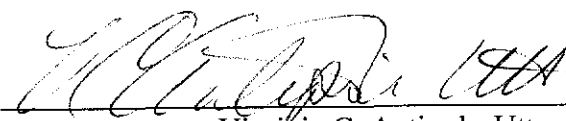


STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me **JULIE Y. HUNGAR**, to me known to be the individual who executed the within and foregoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN TO before me by **JULIE Y. HUNGAR** on this 17th
day of September, 2008.




PRINTED NAME: Virginia C. Antipolo-Utt
NOTARY PUBLIC
in and for the State of Washington.
My commission expires: 01/07/2009

