

When Recorded Please Return To:  
LAWRENCE A. PIRKLE  
321 West Washington, Suite 300  
Mount Vernon, WA 98273  
(360) 336-6587



200901210065  
Skagit County Auditor

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This space for Recorder's use only

**Grantor:** JJMD INVESTMENTS, LLC  
**Grantee:** FAST BREAK ENTERPRISES, LLC  
**Abbrev. Legal:** Ptn S 1/2, NE 1/4, 19-35-4 E.W.M. & Binding Site Plan No.  
PL-04-0916, Lot 3. Ptn S 1/2, NE 1/4, 19-35-4 E.W.M.  
**Tax Parcel Nos:** P36908 350419-1-012-0008 & P36909 8056-000-003-0000

**QUIT CLAIM DEED  
FOR BOUNDARY LINE ADJUSTMENT**

RECITALS JJMD INVESTMENTS, LLC, a Washington Limited Liability Company, are owners of the real property currently described on EXHIBIT A ("the JJMD property"), which is attached hereto and by this reference incorporated herein.

FAST BREAK ENTERPRISES, LLC, a Washington Limited Liability Company, are owners of the real property currently described on EXHIBIT B ("the FAST BREAK property"), which is attached hereto and by this reference incorporated herein.

The above-named owners wish to adjust the boundaries to their properties by transferring a portion of the JJMD property to the FAST BREAK property. That portion of the JJMD property, described on EXHIBIT C ("the boundary adjustment parcel") will be adjusted to the FAST BREAK property.

Following the adjustment, the JJMD property will be described on EXHIBIT D, attached hereto and incorporated by this reference, and the FAST BREAK property will be as described on EXHIBIT E which is attached hereto and incorporated by this reference.

A sketch is attached hereto as EXHIBIT F.

**THEREFORE:**

**THE GRANTOR**, JJMD INVESTMENTS, LLC, a Washington Limited Liability Company, for and in consideration of a boundary line adjustment and for no monetary consideration, convey and quit claims to:

**THE GRANTEE**, FAST BREAK ENTERPRISES, LLC, a Washington Limited Liability Company, that parcel of real property described on EXHIBIT C, which is attached hereto and by this reference incorporated herein, together with all after acquired title of the Grantors therein.

The above described property (boundary adjustment parcel described on EXHIBIT C) will be combined or aggregated with contiguous property owned by the Grantees (described on EXHIBIT B). This boundary line adjustment is not for the purpose of creating an additional building lot.

Said boundary line adjustment is approved by Law Roeder 1/21/2009 of  
the Skagit County Planning Department.

Dated 13<sup>th</sup> day of JANUARY, 2008

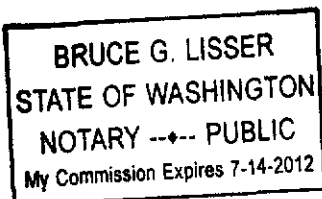
JJMD INVESTMENTS, LLC

By: [Signature]  
JAMES JAY DUFFY, Member

STATE OF WASHINGTON )  
 )  
COUNTY OF SKAGIT ) SS

I certify that I know or have satisfactory evidence that JAMES JAY DUFFY 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 and acknowledged it as a Member/Manager of JJMD INVESTMENTS, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 13<sup>th</sup> day of JANUARY, 2008



[Signature]

BRUCE G. LISSER

Notary Public Print Name Here  
NOTARY PUBLIC in and for the  
State of Washington  
Residing at 1700 N. VANNO

My Commission Expires: 7-14-12

163  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 21 2009

Amount Paid 0  
By Lp Skagit Co. Treasurer Deputy



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**Exhibit "A"**

**JJMD Investments, LLC Parcel  
Prior to Boundary Line Adjustment (P-36908)**

That portion of the following described Parcels "A", "B" and "C" lying Southerly of an arc line described as follows:

BEGINNING at a point on the West line of Parcel "A" below described, 1,000 feet Northwesterly of the intersection of the centerlines of Cook Road and Interstate 5;  
thence Easterly along the arc of a curve whose radius is 1,000 feet and whose central point is said intersection of the centerline of Cook Road and Interstate 5 to the Westerly line of the Sam Bell Road right of way and the terminus of this arc line.

**Parcel "A"**

Lot B, Short Plat No. 22-82, approved July 29, 1982, recorded July 29, 1982 in Book 6 of Short Plats, page 6, under Auditor's File No. 8207290006 and being a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M.

EXCEPTING therefrom the South 40 feet of the West 200 feet of said Lot B as measured along the West and South lines thereof;

TOGETHER WITH a non-exclusive easement for road and utilities over, under and across Regency Place as the same is shown on the face of said Short Plat No. 22-82.

**Parcel "B"**

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the Westerly line of what is commonly known as the S.L. Bell Road, as said road existed on August 9, 1920, where said Westerly line intersects the North line of said subdivision;  
thence West along the said North line, 436 feet;  
thence Southerly and Easterly parallel with the Westerly line of the above mentioned S.L. Bell Road, 500 feet;  
thence Easterly at right angles to a point on the Westerly line of said S.L. Bell Road that is 500 feet Southeasterly as measured along said road, from the POINT OF BEGINNING;  
thence Northerly and Westerly along said Westerly line, 500 feet to the POINT OF BEGINNING;

**Parcel "C"**

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of said subdivision;



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thence North 87°32'12" West along the North line of said subdivision 711.36 feet to the West right of way line of Old 99 Highway;  
thence South 5°37'37" East along said highway right of way, 500 feet to the TRUE POINT OF BEGINNING;  
thence North 87°32'12" West, 436.0 feet;  
thence South 81°47'07" East, 444.57 feet to the West line of Old 99 Highway;  
thence North 5°37'37" West along said line, 45.00 feet to the TRUE POINT OF BEGINNING;

EXCEPTING from the above described "Tract X":

**Tract "X"**

BEGINNING at a point on the West line of said Lot B, Short Plat 22-82, 1,000.00 feet Northwesterly of the intersection of the centerlines of Cook Road and Interstate 5;  
thence South 20°11'00" East along said West line of Lot B, Short Plat No. 22-82 for a distance of 176.63 feet to an angle point on said West line;  
thence South 37°46'43" East along said West line for a distance of 370.32 feet, more or less, to the Northwesterly corner of the South 40 feet of the West 200 feet of said Lot B (as measured along the West and South lines thereof);  
thence North 52°13'17" East along the Northerly line of said South 40 feet of the West 200 feet for a distance of 200.00 feet to the Northeasterly corner thereof;  
thence South 37°46'43" East along the Easterly line of said South 40 feet of the West 200 feet, or Easterly line extended, for a distance of 74.53 feet;  
thence North 15°04'59" West for a distance of 128.79 feet to a point of curvature;  
thence along the arc of said curve to the right, concave to the East, having a radius of 530.00 feet, through a central angle of 30°08'06" an arc distance of 278.76 feet, more or less, to a cusp on a non-tangent curve (being the North line of the above described parcel);  
thence along the arc of said curve to the left, concave to the South, having an initial tangent bearing of North 77°23'34" West, a radius of 1,000.00 feet, through a central angle of 12°52'10", an arc distance of 224.61 feet, more or less, to the East line of said Lot B, Short Plat 22-82;  
thence continue along said curve to the left having a radius of 1,000.00 feet, through a central angle of 13°36'21" an arc distance of 237.47 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 106,220 square feet, 2.44 acres



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**Exhibit "B"**

**Fast Break Enterprises, LLC Parcel  
Prior to Boundary Line Adjustment  
(P-36909)**

Lot 3, Skagit County Binding Site Plan No. PL-04-0916, approved April 14, 2005 and recorded April 20, 2005 under Skagit County Auditor's File No. 200504200093, being in a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 123,775 square feet, 2.84 acres



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**Exhibit "C"**

**Portion of JJMD Investments, LLC Parcel (P-36908)  
to be Boundary Line Adjusted to Fast Break Enterprises, LLC Parcel (P-36909)**

That portion of Lot B, Short Plat No. 22-82, approved July 29, 1982 and recorded July 29, 1982 in Book 6 of Short Plats, page 6, under Auditor's File No. 8207290006 and being a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot B, Short Plat No. 22-82, also being the Northeast corner of Lot 3, Skagit County Binding Site Plan No. PL-04-0916, approved April 14, 2005 and recorded April 20, 2005, under Skagit County Auditor's File No. 200504200093;  
thence along the Northerly and Northeasterly line of said Lot 3 (being the common line with said Lot B, Short Plat No. 22-82) South 84°24'30" West for a distance of 53.05 feet to a point of curvature;  
thence along the arc of said curve to the right concave to the Northeast, having a radius of 100.00 feet through a central angle of 24°02'00", an arc distance of 41.95 feet to an angle point on said North line;  
thence South 24°37'28" West for a distance of 37.67 feet to a point on a non-tangent curve;  
thence along the arc of said curve to the right, concave to the Northeast, having an initial tangent bearing of North 65°22'32" West, a radius of 118.60, through a central angle of 27°35'49", an arc distance of 57.12 feet to a point of tangency;  
thence North 37°46'43" West for a distance of 40.40 feet;  
thence leaving said Northerly and Northeasterly line of Lot 3 North 52°28'45" East for a distance of 206.13 feet, more or less, to the Easterly line of said Lot B, Short Plat No. 22-82 at a point bearing North 5°35'30" West from the POINT OF BEGINNING;  
thence South 5°35'30" East along said Easterly line for a distance of 158.63 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 17,846 square feet, 0.41 acres



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The above-described parcel will be combined or aggregated with contiguous property to the South owned by the Grantee (P-36909).

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

**APPROVED**

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Andrew R. [Signature]

Title: Senior Planner

Date: 1/21/2009



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**Exhibit "D"**

**JJMD Investments, LLC Parcel Description  
After Boundary Line Adjustment  
(P-36908)**

That portion of the following described Parcels "A", "B" and "C" lying Southerly of an arc line described as follows:

BEGINNING at a point on the West line of Parcel "A" below described, 1,000 feet Northwesterly of the intersection of the centerlines of Cook Road and Interstate 5;  
thence Easterly along the arc of a curve whose radius is 1,000 feet and whose central point is said intersection of the centerline of Cook Road and Interstate 5 to the Westerly line of the Sam Bell Road right of way and the terminus of this arc line.

**Parcel "A"**

Lot B, Short Plat No. 22-82, approved July 29, 1982, recorded July 29, 1982 in Book 6 of Short Plats, page 6, under Auditor's File No. 8207290006 and being a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M.

EXCEPTING therefrom the South 40 feet of the West 200 feet of said Lot B as measured along the West and South lines thereof;

TOGETHER WITH a non-exclusive easement for road and utilities over, under and across Regency Place as the same is shown on the face of said Short Plat No. 22-82.

**Parcel "B"**

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the Westerly line of what is commonly known as the S.L. Bell Road, as said road existed on August 9, 1920, where said Westerly line intersects the North line of said subdivision;  
thence West along the said North line, 436 feet;  
thence Southerly and Easterly parallel with the Westerly line of the above mentioned S.L. Bell Road, 500 feet;  
thence Easterly at right angles to a point on the Westerly line of said S.L. Bell Road that is 500 feet Southeasterly as measured along said road, from the POINT OF BEGINNING;  
thence Northerly and Westerly along said Westerly line, 500 feet to the POINT OF BEGINNING;

**Parcel "C"**

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., described as follows:



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BEGINNING at the Northeast corner of said subdivision;  
thence North 87°32'12" West along the North line of said subdivision 711.36 feet to the West right of way line of Old 99 Highway;  
thence South 5°37'37" East along said highway right of way, 500 feet to the TRUE POINT OF BEGINNING;  
thence North 87°32'12" West, 436.0 feet;  
thence South 81°47'07" East, 444.57 feet to the West line of Old 99 Highway;  
thence North 5°37'37" West along said line, 45.00 feet to the TRUE POINT OF BEGINNING;

EXCEPTING from the above described "Tract X":

**Tract "X"**

BEGINNING at a point on the West line of said Lot B, Short Plat 22-82, 1,000.00 feet Northwesternly of the intersection of the centerlines of Cook Road and Interstate 5;  
thence South 20°11'00" East along said West line of Lot B, Short Plat No. 22-82 for a distance of 176.63 feet to an angle point on said West line;  
thence South 37°46'43" East along said West line for a distance of 370.32 feet, more or less, to the Northwesternly corner of the South 40 feet of the West 200 feet of said Lot B (as measured along the West and South lines thereof);  
thence North 52°13'17" East along the Northerly line of said South 40 feet of the West 200 feet for a distance of 200.00 feet to the Northeasterly corner thereof;  
thence South 37°46'43" East along the Easterly line of said South 40 feet of the West 200 feet, or Easterly line extended, for a distance of 74.53 feet;  
thence North 15°04'59" West for a distance of 128.79 feet to a point of curvature;  
thence along the arc of said curve to the right, concave to the East, having a radius of 530.00 feet, through a central angle of 30°08'06" an arc distance of 278.76 feet, more or less, to a cusp on a non-tangent curve (being the North line of the above described parcel);  
thence along the arc of said curve to the left, concave to the South, having an initial tangent bearing of North 77°23'34" West, a radius of 1,000.00 feet, through a central angle of 12°52'10", an arc distance of 224.61 feet, more or less, to the East line of said Lot B, Short Plat 22-82;  
thence continue along said curve to the left having a radius of 1,000.00 feet, through a central angle of 13°36'21" an arc distance of 237.47 feet, more or less, to the POINT OF BEGINNING.

End Tract "X"

AND ALSO EXCEPT that portion of Lot B, Short Plat No. 22-82, approved July 29, 1982 and recorded July 29, 1982 in Book 6 of Short Plats, page 6, under Auditor's File No. 8207290006 and being a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot B, Short Plat No. 22-82, also being the Northeast corner of Lot 3, Skagit County Binding Site Plan No. PL-04-0916, approved April 14, 2005 and recorded April 20, 2005, under Skagit County Auditor's File No. 200504200093;  
thence along the Northerly and Northeasterly line of said Lot 3 (being the common line with said Lot B, Short Plat No. 22-82) South 84°24'30" West for a distance of 53.05 feet to a point of curvature;



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thence along the arc of said curve to the right concave to the Northeast, having a radius of 100.00 feet through a central angle of  $24^{\circ}02'00''$ , an arc distance of 41.95 feet to an angle point on said North line;  
thence South  $24^{\circ}37'28''$  West for a distance of 37.67 feet to a point on a non-tangent curve;  
thence along the arc of said curve to the right, concave to the Northeast, having an initial tangent bearing of North  $65^{\circ}22'32''$  West, a radius of 118.60, through a central angle of  $27^{\circ}35'49''$ , an arc distance of 57.12 feet to a point of tangency;  
thence North  $37^{\circ}46'43''$  West for a distance of 40.40 feet;  
thence leaving said Northerly and Northeasterly line of Lot 3 North  $52^{\circ}28'45''$  East for a distance of 206.13 feet, more or less, to the Easterly line of said Lot B, Short Plat No. 22-82 at a point bearing North  $5^{\circ}35'30''$  West from the POINT OF BEGINNING;  
thence South  $5^{\circ}35'30''$  East along said Easterly line for a distance of 158.63 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 88,374 square feet, 2.03 acres



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**Exhibit "E"**

**Fast Break Enterprises, LLC Parcel Description  
After Boundary Line Adjustment  
(P-36909)**

Lot 3, Skagit County Binding Site Plan No. PL-04-0916, approved April 14, 2005 and recorded April 20, 2005 under Skagit County Auditor's File No. 200504200093, being in a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M.

TOGETHER WITH that portion of Lot B, Short Plat No. 22-82, approved July 29, 1982 and recorded July 29, 1982 in Book 6 of Short Plats, page 6, under Auditor's File No. 8207290006 and being a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot B, Short Plat No. 22-82, also being the Northeast corner of Lot 3, Skagit County Binding Site Plan No. PL-04-0916, approved April 14, 2005 and recorded April 20, 2005, under Skagit County Auditor's File No. 200504200093;  
thence along the Northerly and Northeasterly line of said Lot 3 (being the common line with said Lot B, Short Plat No. 22-82) South 84°24'30" West for a distance of 53.05 feet to a point of curvature;  
thence along the arc of said curve to the right concave to the Northeast, having a radius of 100.00 feet through a central angle of 24°02'00", an arc distance of 41.95 feet to an angle point on said North line;  
thence South 24°37'28" West for a distance of 37.67 feet to a point on a non-tangent curve;  
thence along the arc of said curve to the right, concave to the Northeast, having an initial tangent bearing of North 65°22'32" West, a radius of 118.60, through a central angle of 27°35'49", an arc distance of 57.12 feet to a point of tangency;  
thence North 37°46'43" West for a distance of 40.40 feet;  
thence leaving said Northerly and Northeasterly line of Lot 3 North 52°28'45" East for a distance of 206.13 feet, more or less, to the Easterly line of said Lot B, Short Plat No. 22-82 at a point bearing North 5°35'30" West from the POINT OF BEGINNING;  
thence South 5°35'30" East along said Easterly line for a distance of 158.63 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 141,621 square feet, 3.25 acres



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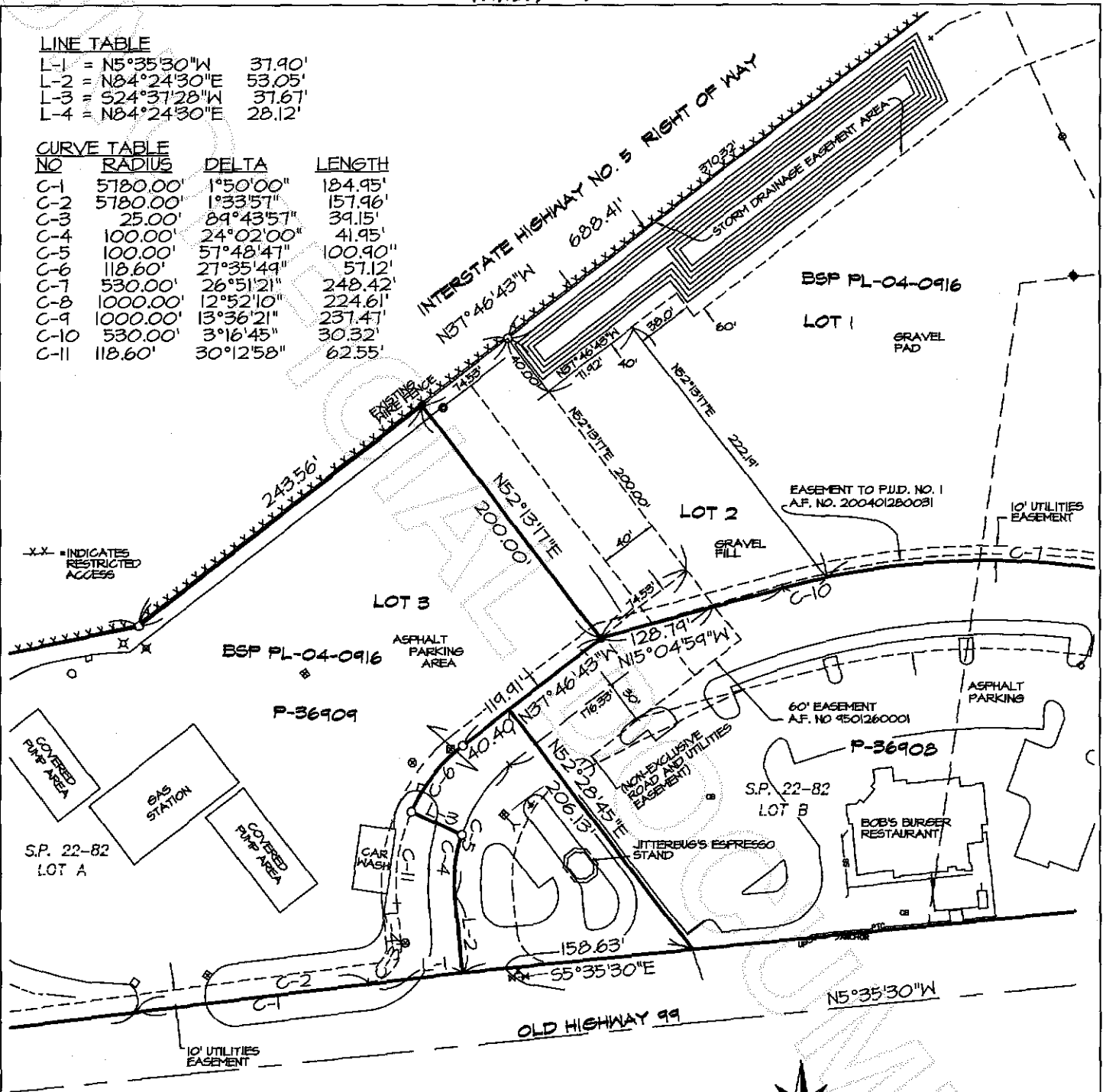
EXHIBIT "F"

LINE TABLE

L-1	=	N5°35'30"W	37.90'
L-2	=	N84°24'30"E	53.05'
L-3	=	S24°37'28"W	37.67'
L-4	=	N84°24'30"E	28.12'

## CURVE TABLE

NO	RADIUS	DELTA	LENGTH
C-1	5780.00'	1°50'00"	184.95'
C-2	5780.00'	1°33'57"	157.96'
C-3	25.00'	84°43'57"	39.15'
C-4	100.00'	24°02'00"	41.95'
C-5	100.00'	57°48'47"	100.90'
C-6	118.60'	27°35'49"	57.12'
C-7	530.00'	26°51'21"	248.42'
C-8	1000.00'	12°52'10"	224.61'
C-9	1000.00'	13°36'21"	237.47'
C-10	530.00'	3°16'45"	30.32'
C-11	118.60'	30°12'58"	62.55'



SEE BSP PL-04-0916  
AF NO. 200504200093  
FOR ADDITIONAL INFORMATION

**LISSER & ASSOCIATES, PLLC**  
SURVEYING & LAND-USE CONSULTATION  
320 MILWAUKEE STREET  
MOUNT VERNON, WA 98273  
360-419-7442



SCALE: 1"=100'



JOB NO. 08-060 11/20/08

BOUNDARY LINE ADJUSTMENT  
SECTION 19, T. 35 N., R. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: FASTBREAK ENTERPRISES, LLC



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