

By accepting and recording this deed, the Grantee does not intend a merger of its interest under the above-described Deed of Trust with the fee title conveyed by this deed, it being the intention

This deed is an absolute conveyance of title and is not intended as a mortgage, trust conveyance, or security of any kind. Grantor declares that this conveyance is freely and fairly made and there are no other agreements, oral or written, between Grantor and Grantee with respect to the real property described in this Quit Claim Deed in relation to the Deed of Trust recorded under Skagit County Auditor's file numbers 200405110022 and 201108310040.

For Full Legal Description See Exhibit A

A Portion of Lots 1-6, 15-20 Kellogg and Ford's Addition to Anacortes

of Washington:

The GRANTOR, Homestar Northwest, LLC, of 7159 A Guide Meridian Road, Lynden, Washington 98264, in lieu of foreclosure, conveys and quit claims to Great Links Investment Group, a tenancy in common, of 285 Birch Bay Lynden Road, Lynden, Washington 98264, all interest of the grantor in the following described real estate, situated in the county of Skagit, state

By *CM* Deputy
Skagit Co. Treasurer

AUG 31 2011

20112619
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

- P127647 - 4959-002-203-0000
- P127646 - 4959-002-202-0000
- P127644 - 4959-002-200-0000
- P124677 - 4894-000-999-0000
- P124675 - 4894-001-000-0000

Assessor's Property Tax Parcels:

Grantor: Homestar Northwest, LLC
Grantee: Mariner's Ridge Investment Group

Reference Numbers of related documents: 200405110022 and 201108310040

DEED IN LIEU OF FORECLOSURE

When recorded return to:
John Meenk
Attorney at Law
119 7th Street
Lynden, WA 98246



of the parties that the property conveyed shall remain subject to the lien of the Deed of Trust.

Executed on August 29, 2011 at Lynden, Washington

Homestar Northwest, LLC

James A. Wynstra
James A. Wynstra, President
of Homestead Northwest, Inc., Member

STATE OF WASHINGTON

)
(ss)
)
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that James A. Wynstra is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of HOMESTEAD NORTHWEST, INC, the sole Member of Homestar Northwest, LLC, to be its free and voluntary act for the uses and purposes mentioned in this instrument.

WITNESS my hand and official seal this 29th day of August, 2011.

John F. Howard
Notary Public in and for
the State of Washington
Residing in Lynden
My commission expires on March 10, 2012

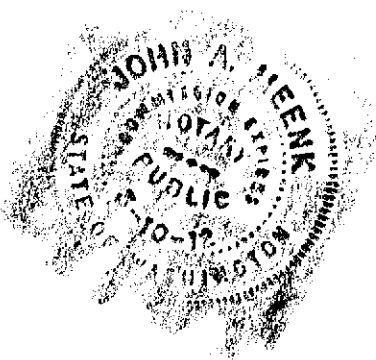


EXHIBIT A

PARCEL A:

Lots 15 through 20 and Lots 1 through 6, Block 36, "KELLOGG AND FORD'S ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 1 of Plats, Page 41, records of Skagit County, Washington;

TOGETHER WITH vacated alley in Block 36, vacated in ordinance No. 2362 and attaches by operation of law;

EXCEPT the North 12.12 feet of Lots 1 through 6 of said Block 36;

ALSO EXCEPT that portion described as follows:

Beginning at a point on the West line of said Block 36, 12.12 feet South of the Northwest corner thereof;

Thence South 89°52'32" East for 182.58 feet to an intersection with the East line of Block 36; Thence South along the East line thereof for 50 feet to a point 153.88 feet North of the Southeast corner thereof;

Thence North 89°52'32" West for 182.35 feet to the West line of said Block 36;

Thence North 0°32'37" West along the West line thereof for 50 feet to the point of beginning;

AND ALSO EXCEPT existing roadway which provides access to the Ridge Development.

PARCEL B:

All those portions of Parcel "B" as shown on record of Survey filed in Book 15 of Surveys, at page 91, records of Skagit County, Washington, and Blocks 29 and 36 and of vacated alley and vacated 37th Street included, KELLOGG AND FORD'S ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northwest corner of said Parcel "B";

Thence South 0°16'24" East along the West line of said Parcel "B" a distance of 280.82 feet;

Thence South 25°39'06" West, a distance of 138.18 feet;

Thence South 89°52'32" East a distance of 62.57 feet to the West line of said Parcel "B";

Thence South 0°15'24" East a distance of 163.88 feet;

Thence East a distance of 158.94 feet;

Thence South a distance of 40.77 feet;

Thence East a distance of 124.84 feet;

Thence South a distance of 55.32 feet to the South line of said Parcel "B";

Thence following the exterior boundary of said Parcel "B" for the following four courses:

North 89°44'10" East a distance of 51.78 feet;

Thence North 0°18'36" West a distance of 254.00 feet;

Thence North 0°16'58" West a distance of 401.45 feet;

Thence South 89°46'58" West a distance of 334.85 feet to the point of beginning.

Situated in Skagit County, Washington.



201108310041
Skagit County Auditor

Skagit County Auditor
201108310041



SITUATE IN SKAGIT COUNTY.

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "B", THENCE SOUTH 0°16'24" EAST ALONG THE WEST LINE OF SAID PARCEL "B" A DISTANCE OF 280.82 FEET, THENCE SOUTH 26°39'06" WEST A DISTANCE OF 138.18 FEET, THENCE SOUTH 89°52'32" NORTH 89°52'32" WEST A DISTANCE OF 22.01 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 13°15'08" EAST 25.82 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 71°53'25", AN ARC DISTANCE OF 43.92 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89°43'36" WEST A DISTANCE OF 51.21 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 92.68 FEET TO A POINT OF TANGENCY, THENCE SOUTH 00°16'24" EAST A DISTANCE OF 39.34 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 74°41'34", AN ARC DISTANCE OF 45.63 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 61°10'01", AN ARC DISTANCE OF 82.99 FEET TO A POINT OF TANGENCY, THENCE SOUTH 13°15'08" WEST A DISTANCE OF 9.14 FEET TO A POINT OF CURVATURE, THENCE SOUTH 89°52'32" WEST A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A PORTION OF THE FOLLOWING DESCRIBED PARCELS A AND B, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "B", THENCE SOUTH 0°16'24" EAST ALONG THE WEST LINE OF SAID PARCEL "B" A DISTANCE OF 280.82 FEET, THENCE SOUTH 26°39'06" WEST A DISTANCE OF 138.18 FEET, THENCE SOUTH 89°52'32" NORTH 89°52'32" WEST A DISTANCE OF 22.01 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 13°15'08" EAST 25.82 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 71°53'25", AN ARC DISTANCE OF 43.92 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89°43'36" WEST A DISTANCE OF 51.21 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 92.68 FEET TO A POINT OF TANGENCY, THENCE SOUTH 00°16'24" EAST A DISTANCE OF 39.34 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 74°41'34", AN ARC DISTANCE OF 45.63 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 61°10'01", AN ARC DISTANCE OF 82.99 FEET TO A POINT OF TANGENCY, THENCE SOUTH 13°15'08" WEST A DISTANCE OF 9.14 FEET TO A POINT OF CURVATURE, THENCE SOUTH 89°52'32" WEST A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING.

THAT PORTION OF PARCEL "B" AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 15 OF SURVEYS, AT PAGE 91, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXCEPT:

EXHIBIT A
(Continued)

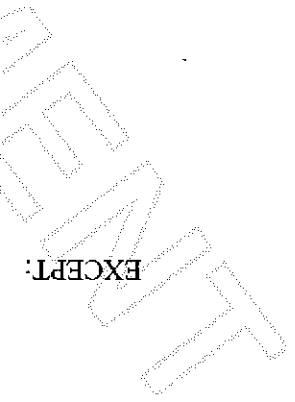
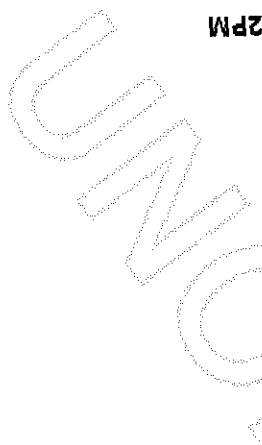


EXHIBIT A
(Continued)

AND EXCEPT:

UNITS 100, 101, 102, 103, 104, 200, 201, 202, 203, 204, 205, AND 206 BUILDING C, MARINER'S RIDGE, UNDER AUDITOR'S FILE NO 200606120159 AND SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO 200606120159,

SITUATE IN SKAGIT COUNTY, WASHINGTON.

AND EXCEPT:

UNITS 100, 101, 102, 103, 104, 201, 204, 205, 206, BUILDING B, "FIRST AMENDMENT TO MARINER'S RIDGE CONDOMINIUM", ACCORDING TO THE DECLARATION RECORDED JUNE 19, 2008, UNDER AUDITOR'S FILE NO. 200806190102, AND SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 2008806190101, BEING AN AMENDMENT TO "MARINER'S RIDGE A CONDOMINIUM", RECORDED UNDER AUDITOR'S FILE NO. 200606120159.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



201108310041
Skagit County Auditor

UNOFFICIAL DRAFT