



200403020090

Skagit County Auditor

AFTER RECORDING MAIL TO:

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Name **EMB BURLINGTON JOINT VENTURE**
Address 1367 PACIFIC DRIVE
City, State, Zip BURLINGTON, WA 98233
00076834

Filed for Record at Request of First American Title of Skagit County

Quit Claim Deed

FIRST AMERICAN TITLE CO.

70834-E-1

THE GRANTORS, MB PROPERTIES, a General Partnership, and JOHN W. ELLIS and SHANNON ELLIS, husband and wife, for and in consideration of MERE CHANGE IN IDENTITY OF OWNERSHIP (WAC 458-61-375(2a)), conveys, and quit claims to EMB BURLINGTON JOINT VENTURE the following described real estate, situated in the County of SKAGIT, State of Washington, together with all after acquired title of the grantor(s) therein:

Ptn of Lot 3, Binding Site Plan No. 2-95 of Cascade Place/Cascade Meadows in Volume 12 of Short Plats, Pages 66, 67 and 68, AFN. 960118033.

Additional Legal Description Located on the attached Exhibit A, which by this reference is incorporated herein as though fully set forth.

971

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 02 2004

Amount Paid \$
Skagit County Treasurer
By: Deputy

Assessor's Property Tax Parcel Account Number(s): 8008-000-003-0000 P108342

Dated: December 30, 2003.

MB PROPERTIES, A GENERAL PARTNERSHIP

BY

BY _____

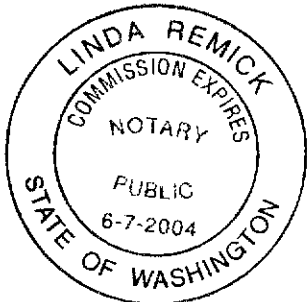
JOHN W. ELLIS

SHANNON ELLIS

STATE OF WASHINGTON }
COUNTY OF Skagit } ss

I certify that I know or have satisfactory evidence that JOHN W. ELLIS and SHANNON ELLIS are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-1-04



Notary Public in and for the State of Washington

Residing at Starwood

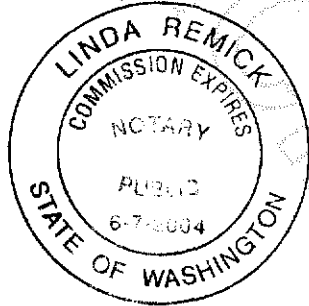
My appointment expires: 6-7-04

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - General Partnership

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared DAN R. MITZEL
_____ to me known to be the individual _____ described in and who executed the foregoing instrument, as a General partner _____ of the MB Properties
_____, a General Partnership, and acknowledged to me that He
signed and sealed this said instrument as his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated he is authorized to execute the said instrument.

GIVEN under my hand and official seal this 1st day of March, 2004, 19____.



Linda Remick
Notary Public in and for the State of Washington,
residing at Stanwood

My appointment expires 6-7-04

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Limited Partnership

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____
_____ to me known to be the individual _____ described in and who executed the foregoing instrument, as a General partner _____ of the _____
_____, a Limited Partnership, and acknowledged to me that _____
signed and sealed this said instrument as _____ free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated _____ authorized to execute the said instrument.

GIVEN under my hand and official seal this _____ day of _____, 19____.

Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____

This jurat is page _____ of _____ and is attached to _____



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Exhibit A

Lot 3, of Binding Site Plan No. 2-95, of Cascade Place/Cascade Meadows, approved January 18, 1996, recorded January 18, 1996, in Volume 12 of Short Plats, Pages 66, 67 and 68, under Auditor's File No. 9601180033, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 5, Township 34 North, Range 4 East, W.M., EXCEPT that portion of said Lot 3, described as follows:

Commencing at the most Northwesterly corner of Parcel 4, of said Binding Site Plan; thence North 89 degrees 28' 22" West along the South line of Parcel 9, of said Binding Site Plan, a distance of 81.63 feet; thence Easterly and Southeasterly along a non-tangent curve concave to the Southwest whose radius point bears South 0 degrees 31' 38" West, a distance of 15.00 feet through a central angle of 55 degrees 08' 42" an arc distance of 14.44 feet; thence along a curve to the left having a radius of 55.00 feet through a central angle of 81 degrees 13' 56" an arc distance of 77.98 feet to the East line of said Parcel 3; thence North 0 degrees 31' 38" East along the East line thereof, a distance of 24.39 feet to the true point of beginning.

TOGETHER WITH that portion of Lot 4, of said Binding Site Plan described as follows:

Commencing at the most Northwesterly corner of said Parcel 4; thence South 0 degrees 31' 38" West along the West line thereof, a distance of 24.39 feet to the true point of beginning; thence continue South 0 degrees 31' 38" West along the West line thereof, a distance of 161.23 feet to the Southwest corner of said Parcel 4; thence North 55 degrees 29' 16" East, 2.38 feet; thence North 40 degrees 42' 53" East 19.74 feet; thence North 39 degrees 02' 33" East, 5.31 feet; thence leaving the South line of said Parcel 4, North 0 degrees 31' 38" East, 154.73 feet; thence Southwesterly along a non-tangent curve concave to the Northwest whose radius point bears North 49 degrees 32' 58" West, a distance of 55.00 feet through a central angle of 23 degrees 59' 22" an arc distance of 23.03 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that portion of Lot 9, of said Binding Site Plan lying Westerly of the Northerly extension of the Easterly line of the above described portion of Lot 4.



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