

After recording return to:
Sauk Mountain Village LLC
1124 Racine Street
Bellingham, WA 98226



200507180169
Skagit County Auditor

7/18/2005 Page 1 of 2 3:01PM

Chicago Title Company, Island Division
Order No. IC34306
Escrow BE9901

Quit Claim Deed

The Grantor, Sauk Mountain Village LLC, a Washington limited liability company, for and in consideration of Developer transferring property to homeowner's association as per the terms and covenants of the development under WAC 458-61-255 3(b) Clearing Title, conveys and quit claims to Sauk Mountain View Estates North – Phase III / IV Homeowners Association, the following described real estate, situated in Skagit County, Washington, together with all after-acquired title of the Grantor therein:

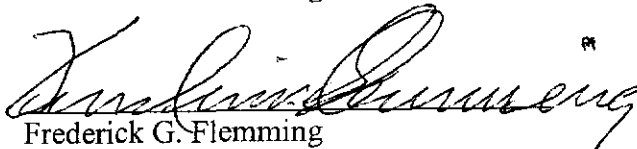
Tract SMV-B (Protected Critical Area) as shown on the Plat of Sauk Mountain View Estates North – Phase I – Wildflower, as recorded under AF No. 200305090001, records of Skagit County, Washington; Situated in Skagit County, Washington.

Subject to and together with the terms and conditions of (a) RESERVATION OF EASEMENT AND COVENANT FOR MAINTENANCE OF CRITICAL AREA AND HOMEOWNERS ASSOCIATION MEMBERSHIP, (b) NOTICE OF PROTECTED CRITICAL AREA SUBJECT TO SEDRO-WOOLLEY MUNICIPAL CODE CHAPTER 17.65 AND CONSERVATION EASEMENT, recorded herewith.

Tax Account No. 4813-000-999-1300 / P120394

Dated this 12th day of July, 2005.


Sauk Mountain Village LLC


Frederick G. Flemming
Authorized Member

3791
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 18 2005

Amount Paid \$
By Skagit Co. Treasurer Deputy



Accepted by Grantee:

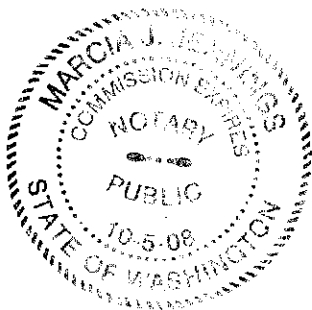
**Sauk Mountain View Estates North –
Phase III / IV Homeowners Association**

David B. Johnson 7/8/05
David B. Johnson, Director

STATE OF WASHINGTON)
)ss.
COUNTY OF Skagit)

On this day personally appeared before me Frederick G. Flemming, to me known to be the Authorized Member of Mountain Village LLC, the Washington limited liability corporation that executed the within and foregoing instrument, and acknowledged to me the said instrument was the free and voluntary act and deed of said limited liability corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument for and on its behalf.

SUBSCRIBED AND SWORN TO before me on this 12th day of July, 2005.

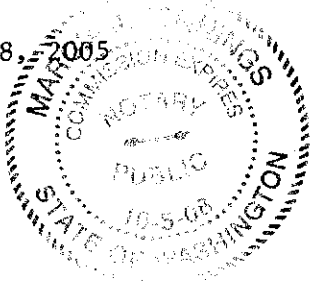


Marcia J. Jennings
PRINTED NAME: Marcia J. Jennings
NOTARY PUBLIC in and for the State of Washington
residing at Sedro Woolley
My commission expires: 10/5/2008

STATE OF WASHINGTON
COUNTY OF SKAGIT

On this day personally appeared before me David B. Johnson, to me known to be the Director of Sauk Mountain View Estate North Phase III/IV Homeowners Association, the entity that executed the within and foregoing instrument, and acknowledged to me the said instrument was the free and voluntary act and deed of said entity for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument for and on its behalf.

Dated: July 8, 2005



Marcia J. Jennings
Marcia J. Jennings
Notary Public in and for the State of
Washington residing at Sedro Woolley
My commission expires: 10/5/2008



200507180169
Skagit County Auditor