



200710030111  
Skagit County Auditor

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After Recording Return to:

Michael J. Murphy  
Groff Murphy, PLLC  
300 East Pine Street  
Seattle, Washington 98122

LAND TITLE OF SKAGIT COUNTY

**DOCUMENT TITLE: Release of Lien and Waiver of Lien Rights**

**REFERENCE NUMBER OF RELATED DOCUMENT: 200608160133,  
200608290095 and 200701020141**

**GRANTOR/CLAIMANT: Boss Construction, Inc.**

**GRANTEE(S): Skagit Highlands, LLC, Windward Development, Inc. and The  
Quadrant Corporation**

**ABBREVIATED LEGAL DESCRIPTION: Portions of Sections 14, 15, 22 and 23,  
Township 34 North, Range 4, East, W.M., City of Mount Vernon, Skagit County,  
WA portions of which are now platted as Skagit Highlands Divisions I through V**

**ASSESSOR'S TAX/PARCEL NUMBERS: P124913, P124914, P124915, P124916,  
P124917, P124918, P124919, P124920, P124921, P124922, P124923, P124924,  
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P124292, P124293



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**RELEASE OF LIEN AND WAIVER OF LIEN RIGHTS**

**BOSS CONSTRUCTION, INC., CLAIMANT,**

**vs.**

**THE QUADRANT CORPORATION:**

This Release of Lien, and Waiver of Lien Rights is made this 2<sup>o</sup> day of September, 2007 by Boss Construction, Inc. ("Contractor") relating to a relationship and contract with Skagit Highlands, LLC and/or Windward Development, Inc. ("SKHLLC") and The Quadrant Corporation ("Quadrant") (collectively "Owners") for the performing and/or furnishing of work, labor, services, materials and/or equipment in connection with the plat and infrastructure improvements and off-site improvements for the Skagit Highlands residential development project located in Mount Vernon, Skagit County, Washington (hereinafter the "Project"). The real property on which the Project is located is depicted on **Exhibit A**. The legal description of the real property on which the Project is located is attached hereto as **Exhibit B** and is incorporated herein by reference (hereinafter the "Property").

For and in consideration of the payment to Contractor of \$1,459,023.70, by Quadrant, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Contractor agrees as follows:

1. Notice is hereby given that certain liens claimed by lien notices filed and recorded in the Skagit County Recorder's Office on August 16, 2006, August 29, 2006 and January 2, 2007 under Recording Nos. 200608160133, 200608290095 and 200701020141 pursuant to Chapter 60.04 RCW by Boss against Quadrant for the sum of \$76,765.59, \$257,039.77 and \$2,976,207.55, respectively, (including W.S.S.T.) plus interest and attorneys' fees on the above described real property are hereby released.

2. Contractor for itself, its officers, agents, successors and assigns and anyone claiming through or under it, hereby waives, releases and forever discharges the Property, the Owners and present and future owners of the Property and each of their respective parent companies, affiliates, subsidiaries, successors, assigns, agents, employees, lenders and sureties (hereinafter "Releasees") of and from all lien claims that Contractor ever had, now has or might hereafter have against the Property and/or the Releasees jointly or separately, in any way connected with, related to or arising out of the aforesaid relationship and contracts and/or the performing and/or furnishing of any work, labor, services, materials and/or equipment for the Project or the Property (including any off-site improvements related to the Project or the development of the Property).

3. Contractor hereby certifies and warrants that all work, labor, services, materials, wages and/or equipment engaged, used and/or contracted for by it in connection with the work on the Project or for the Property (including off-site improvements performed in connection with the Project or the development of the

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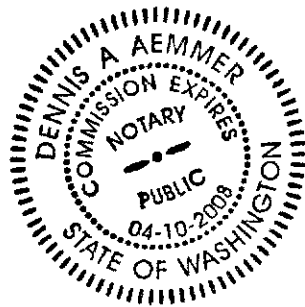
Property) have been paid in full and that Contractor will hold the aforesaid Releasees harmless against all Mechanics' and/or Materialmen's liens, claims, demands, damages, costs or other liens or encumbrances in any way connected with, related to or arising out of any claim for compensation by any other party for work, labor, services, materials, and/or equipment incorporated into, performed or furnished for the Project by Contractor, or any of its subcontractors, materialmen or suppliers. In the event that a lien is filed on the Property by any subcontractors, suppliers or materialmen arising out of or related in any way to work performed on the Project, Contractor shall post a release of lien bond under RCW 60.04.161 satisfactory in form, substance and amount to Quadrant within three (3) business days of written notice from Quadrant or any title insurance company or closing agent of the existence of such lien(s).

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

I, MARK EVAS, of Boss Construction, Inc., being sworn says: I am the ~~Pres. Manager~~ of the Contractor above named; I have read or heard the foregoing Release of Lien and Waiver of Lien Rights, understand and know the contents thereof, and believe the same to be true and correct. I make the foregoing statement under penalty of perjury.

[Signature]  
 (signature)

Subscribed and sworn to before me this 1 day of OCT, 2007.



Dennis A Aemmer  
 Print Name: DENNIS A AEMMER  
 NOTARY PUBLIC in and for the State of  
 Washington, residing at WHATCOM CMTY  
 My Appointment Expires: 4-10-08



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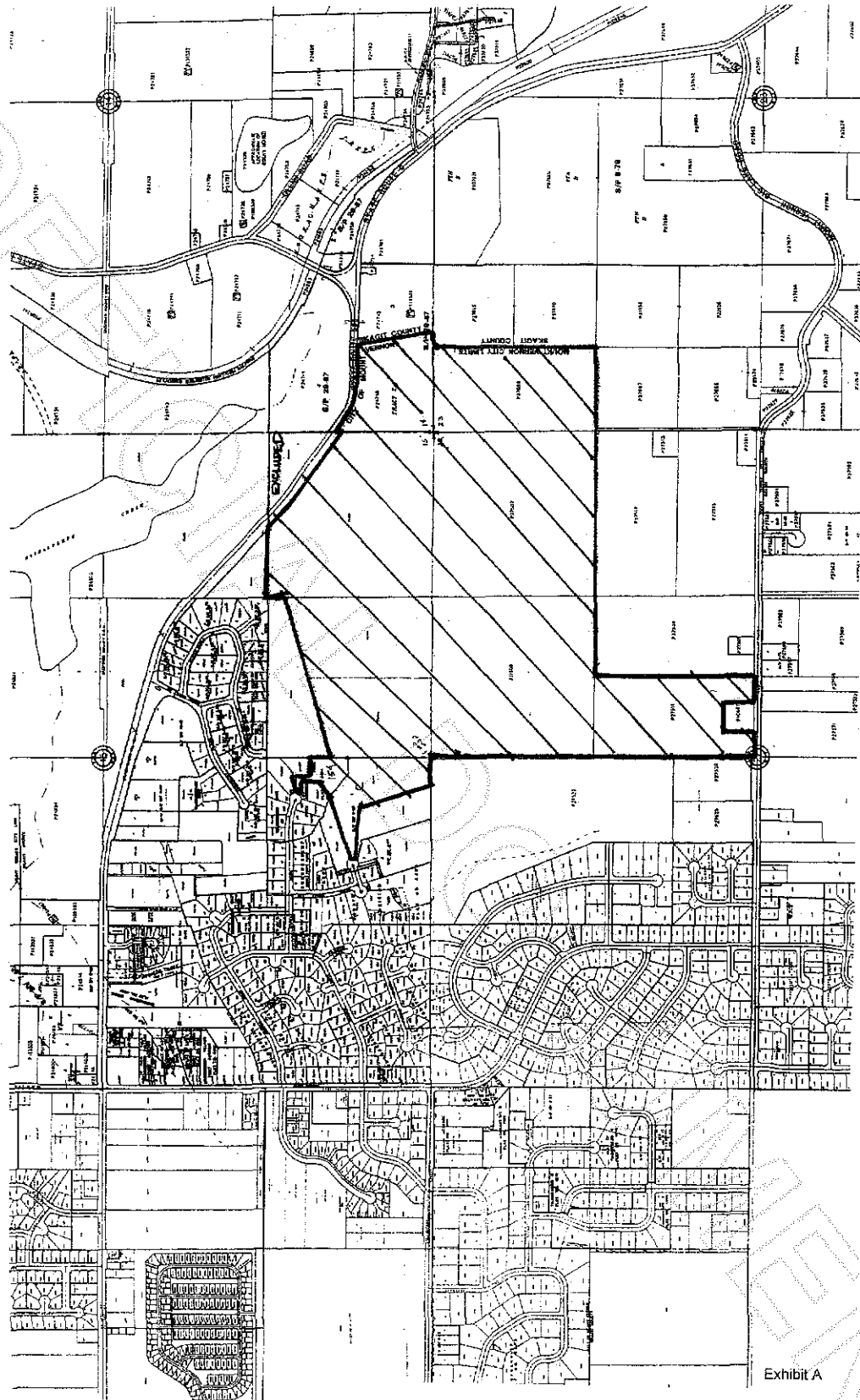


Exhibit A



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**Tri-County  
Land Surveying  
Company**

4610 200th St. S.W., Suite A, Lynnwood, WA 98036  
Phone: 425-776-2926 Fax: 425-776-2850

"I HEREBY CERTIFY THAT THE TRUE AND CORRECT LEGAL DESCRIPTION OF THE PREMISES HIGHLIGHTED ON THE ATTACHED MAP IS AS FOLLOWS:"

**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE NORTH 88°40'15" EAST 789.23 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION;  
THENCE NORTH 00°03'22" EAST 134.02 FEET;  
THENCE NORTH 12°31'46" WEST 505.92 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF S.R. 538;  
THENCE WESTERLY ALONG SAID SOUTHERLY MARGIN TO THE WEST LINE OF SAID SUBDIVISION;  
THENCE SOUTH 00°54'37" EAST 801.82 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, (ALSO KNOWN AS TRACT "X" OF SHORT PLAT NO. 29-87, RECORDED FEBRUARY 12, 1988 IN BOOK 8 OF SHORT PLATS, PAGE 23, UNDER AUDITOR'S FILE NO. 8802120024, RECORDS OF SKAGIT COUNTY, WASHINGTON.)

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTHWESTERLY OF SR 538 (COLLEGE WAY), AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;  
THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER;  
THENCE SOUTH ALONG THE EAST LINE OF SAID SUBDIVISION 150 FEET;  
THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, WHICH IS 522.93 FEET SOUTH OF THE POINT OF BEGINNING;  
THENCE NORTH 522.93 FEET ALONG THE SAID WEST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

TOGETHER WITH TRACT "C" OF MOUNT VERNON SHORT PLAT NO. MV-9-86, RECORDED DECEMBER 31, 1986, IN VOLUME 7 OF SHORT PLATS, PAGES 157 AND 158, UNDER AUDITOR'S FILE NO. 8612310108, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.



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UNO  
TOGETHER WITH LOT 154, "THUNDERBIRD EAST FIFTH ADDITION", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGES 38 AND 39, RECORDS OF SKAGIT COUNTY, WASHINGTON; ALSO IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

LESS THE NORTH 250 FEET OF THE SOUTH 280 FEET OF THE EAST 250 FEET OF THE WEST 450 FEET OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; (DEEDED TO THE CITY OF MOUNT VERNON FOR A FIRE STATION).

SUBJECT TO AND TOGETHER WITH EASEMENTS OF RECORD.

SITUATE IN THE COUNTY SKAGIT, STATE OF WASHINGTON.



7-20-00

WRITTEN BY: RS

PROOFED BY: RS, BH

MAP CHECKED: BN



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