



201409230043

Skagit County Auditor

\$75.00

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4 3:21PM

After Recording Return To:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143582

SEP 23 2014

Amount Paid \$ ϕ
Skagit Co. Treasurer
By MF Deputy

QUITCLAIM DEED

GUARDIAN NORTHWEST TITLE CO.

Reference No.'s 200610030109 (Condominium)
200810170074 (1st Amendment to Condominium)

108148

GRANTOR: VIRGINIA A. BURDETTE, as trustee for Homestead NW Dev. Co.;
under U.S. Bankruptcy Court for the Western District of Washington Case
Number 12-10428.

GRANTEE: CASCADE COMMONS CONDOMINIUM OWNERS ASSOCIATION,
a Washington non-profit corporation

Abbreviated Legals: Ptn. "CASCADE COMMONS, A CONDOMINIUM"

Assessor's Tax Parcel Nos: P125130, P125131, P125132

THE GRANTOR, VIRGINIA A. BURDETTE, as trustee for Homestead NW Dev. Co.; under
U.S. Bankruptcy Court for the Western District of Washington Case Number 12-10428, for the
purpose of clearing title to the property described herein, hereby conveys and quitclaims to the
CASCADE COMMONS CONDOMINIUM OWNERS ASSOCIATION, a Washington non-
profit corporation, all of Grantor's right, title and interest in and to the following described real
estate, situated in the County of Skagit, State of Washington, together with all after acquired title
of the Grantor therein, to-wit:

All property within "Cascade Commons, a Condominium", as such condominium
is defined in that certain Declaration and Covenants, Conditions and Restrictions
and Reservations for Cascade Commons, a Condominium, as recorded under
Skagit County Auditor's File Number 200610030110, and as amended under that
certain First Amendment to the Declaration and Covenants, Conditions and
Restrictions and Reservations for Cascade Commons, a Condominium, as
recorded under Skagit County Auditor's File Number 200810170075, and as
amended under that certain Second Amendment to the Declaration and

Covenants, Conditions and Restrictions and Reservations for Cascade Commons, a Condominium, as recorded under Skagit County Auditor's File Number 200901200024 and that certain Third Amendment to the Declaration and Covenants, Conditions and Restrictions and Reservations for Cascade Commons, a Condominium, as recorded under Skagit County Auditor's File Number 201409230040, and as further shown on that certain Survey Map and Plans thereof recorded under Auditor's File No. 200610030109, records of Skagit County, Washington, and as amended under that certain First Amendment to Cascade Commons, a Condominium, as recorded under Skagit County Auditor's File Number 200810170074 and as further amended under that certain Second Amendment to Cascade Commons, a Condominium, as recorded under Skagit County Auditor's File Number 201409230041

EXCEPT: Buildings 1-5;

AND EXCEPT the following:

That portion of the Southeast quarter of the Northwest quarter of Section 5, Township 34 North, Range 4 East of W.M., described as follows:

That portion of the "Cascade Commons, a Condominium" according to the Declaration thereof recorded October 3, 2006, under Auditor's File No. 200610030110 and amendments recorded under Auditor's File Nos. 200810170075, 200901200024 and 201409230040, records of Skagit County, Washington and Survey Map and Plans thereof recorded under Auditor's File No. 200610030109, 200810170074 and 201409230041 records of Skagit County, Washington, lying Easterly of the following described line (which third amendment establishes said line):

Beginning at a point on the North line of the above described tract of land which bears S 88°26'07" E, a distance of 175.32 feet from the Northwest corner thereof;
Thence S 01°35'03" W, a distance of 123.15 feet;
Thence S 88°24'57" E, a distance of 122.84 feet to a point being approximately 1.0 foot Westerly of an existing sidewalk;
Thence Southerly along a line being approximately parallel with and 1.0 foot Westerly of said existing sidewalk on the following courses and distances:
S 01°35'03" W, a distance of 15.63 feet to the PC of a curve to the right having a radius of 27.00 feet and a central angle of 35°57'41";
Thence along said curve to the right, an arc distance of 16.95 feet to the PT of said curve;
Thence S 37°32'44" W, a distance of 9.37 feet to the PC of a curve to the left having a radius of 50.00 feet and a central angle of 51°48'28";

Quitclaim Deed - 2



Thence along said curve to the left, an arc distance of 45.21 feet to the PT of said curve;

Thence S 14°15'44" E, a distance of 9.50 feet to the PC of a curve to the right having a radius of 39.00 feet and a central angle of 15°50'47";

Thence along said curve to the right, an arc distance of 10.79 feet to the PT of said curve;

Thence S 01°35'03" W, a distance of 18.42 feet to the terminus of that portion of this description being approximately 1.0 foot Westerly of and parallel to said existing sidewalk;

Thence continuing S 01°35'03" W, a distance of 75.58 feet to a point on the North right-of-way line of East Gilkey Road and the South line of the above described property, which point bears N 88°24'57" W, a distance of 36.76 feet from the most Southerly Southeast corner of the above described property, and which point is the terminus of this line description.

Situate in the County of Skagit, State of Washington.

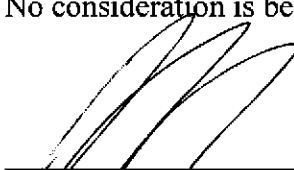
NOTE: No excise tax is due pursuant to WAC 458-61A-215.

Dated this 22nd day of September, 2014.

NARRATIVE FOR COMPLIANCE WITH WAC 458-61A-215

1. Virginia A. Burdette is the Chapter 7 Trustee under In Re Homestead NW Dev. Co. in the U.S. Bankruptcy Court for the Western District of Washington, Case Number 12-10428 and is the successor in interest to the developer of Cascade Commons, a Condominium; and
2. The developer of Cascade Commons does not appear to have ever conveyed the common areas, streets or other improvements to the Cascade Commons Condominium Owners Association.
3. No consideration is being given to the grantor for this quit claim deed; and

By:



VIRGINIA A. BURDETTE,
as trustee for Homestead NW Dev. Co.; under U.S. Bankruptcy Court for the Western
District of Washington Case Number 12-10428.

Quitclaim Deed - 3



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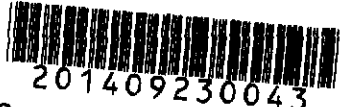
STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that VIRGINIA A. BURDETTE is the person who appeared before me, and said person acknowledged that she signed this instrument as trustee for Homestead NW Dev. Co.; under U.S. Bankruptcy Court for the Western District of Washington Case Number 12-10428, and acknowledged it to be the free and voluntary act of said party for the uses and purposes mentioned in the instrument. *(cont. statement)*

DATED: September 28, 2014.

SHELLEY MINER
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
05-15-15

[Signature]
(Signature of Notary)
Shelley Miner
(Legibly Print or Type Name of Notary)
My appointment expires: 5-15-15



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