



201409230044

Skagit County Auditor \$75.00
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After Recording Return To:

Gilkey 425, LLC
18419 Peregrine Lane
Mount Vernon, WA 98274

2014 3534
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 23 2014

Amount Paid \$ 0
Skagit Co. Treasurer
By AF Deputy

QUITCLAIM DEED
GUARDIAN NORTHWEST TITLE CO.

Reference No.'s 200610030109 (Condominium) 108148
 200810170074 (1st Amendment to Condominium)

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

GRANTEE: GILKEY 425, LLC, a Washington Limited Liability Company

Abbreviated Legals: Ptn. "CASCADE COMMONS, A CONDOMINIUM"
 Assessor's Tax Parcel Nos: P125130, P125131, P125132

THE GRANTOR, CASCADE COMMONS CONDOMINIUM OWNERS ASSOCIATION, a Washington non-profit corporation, for the purpose of clearing title to the property described herein, hereby conveys and quitclaims to GILKEY 425, LLC, a Washington Limited Liability Company, 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:

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";
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 16 day of September, 2014.

NARRATIVE FOR COMPLIANCE WITH WAC 458-61A-215

1. Grantee is purchasing the property identified herein from a third party, Virginia A. Burdette
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\$75.00

as 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 excise tax on the transfer of the property will be paid through that transaction; and

2. The Grantor in this deed is not believed to have any interest in the property identified herein. No consideration is being given to the grantor for this quit claim deed; and
3. The underlying, bankrupt owner of the property conveyed herein, Homestar Northwest, LLC did not complete the Cascade Commons Condominium project prior to filing for bankruptcy; and
4. In order to eliminate any possible confusion over title to the property identified herein, the Grantor and Grantee have agreed to execute and record this deed.

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

By: Melanie J. Foley
Melanie J. Foley, Its: President

GILKEY 425, LLC
a Washington limited liability company

By: Kenneth E. Ware
Kenneth E. Ware, Its: General Manager

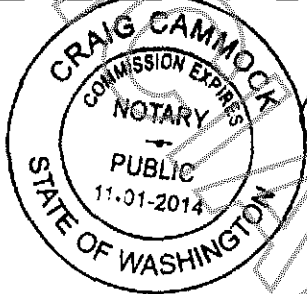


201409230044

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that MELANIE J. FOLEY is the person who appeared before me, and said person acknowledged that he signed this instrument as the President of CASCADE COMMONS CONDOMINIUM OWNERS ASSOCIATION, a Washington non-profit corporation, and acknowledged it to be the free and voluntary act of said party for the uses and purposes mentioned in the instrument.

DATED: 9.16, 2014.

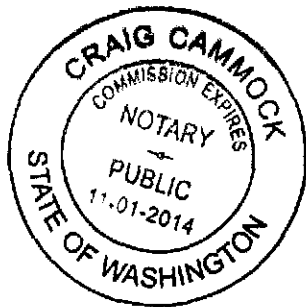


[Signature]
(Signature of Notary)
CRAIG CAMMOCK
(Legibly Print or Type Name of Notary)
My appointment expires: 11-1-14

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that KENNETH E. WARE is the person who appeared before me, and said person acknowledged that he signed this instrument as the General Manager of GILKEY 425, LLC, a Washington Limited Liability Company, and acknowledged it to be the free and voluntary act of said party for the uses and purposes mentioned in the instrument.

DATED: 9.16, 2014.



[Signature]
(Signature of Notary)
CRAIG CAMMOCK
(Legibly Print or Type Name of Notary)
My appointment expires: 11-1-14

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