



200308080158
Skagit County Auditor

8/8/2003 Page 1 of 4 2:13PM

AFTER RECORDING MAIL TO:

Landed Gentry Development Inc.
504 E Fairhaven Ave
Burlington, WA 98233

JM-1104

Quit Claim Deed

The Grantor (s): Hansell Mitzel LLC, a Washington Limited Liability Company

for and in consideration of boundary line adjustment without consideration

convey (s) and quit claims to Landed Gentry Development Inc., a Washington corporation

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:

The West 7 feet, as measured parallel with the West line, of Lot 32 "Plat Of Westview" as per plat recorded as Auditor's File No. 200306040117, records of Skagit County, Washington.

The above described property will combined or aggregated with the Grantee's contiguous property to the West. This boundary adjustment is not for the purpose of creating an additional building lot.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Assessor's Property Tax Parcel #:
4818-000-032-0000

3982
AUG 08 2003

Amount Paid
By Skagit Co. Treasurer Deputy

Dated August 6, 2003.

The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.

Raymond S. Huk 8/6/03
PLANNING DIRECTOR DATE

Hansell Mitzel Managing Member

No Consideration Deed Agreement

Dated:

July 17, 2003

Grantors: Hansell Mitzel LLC

(print)

Grantees: Landed Gentry Development Inc

(print)

The Grantors shown above hereby agree to convey without consideration the property described herein to the Grantees. This conveyance will be made without consideration for one or more of the following reasons:

☒ The proposed deed is a minor boundary line adjustment.

☐ The Grantor and Grantees are related as follows: _____

(parents to children, etc.)

☐ Other _____

The property to be conveyed is described as follows:

☐ As attached hereto.

☐ By legal description provided by _____

☒ By a legal description provided by First American title Company pursuant to attached instructions given them by the Grantors _____ or the Grantees _____. The Grantors and Grantees jointly retain liability for any such instructions that do not include a survey.

Young-Soo Kim

The tax account number(s) of the property to be conveyed is/are 4818-000-032-0002

Evidence of title to be paid by the Grantor _____ or the Grantee ☒ is requested as follows:

☒ None ☐ Standard Policy ☐ A limited policy

Monetary Encumbrances are to be handled as follows:

☒ No releases/partial releases are to be made in connection with the proposed deed.

☐ Releases, if any, will be handled by the Grantors and/or Grantees without the assistance of First American Title Company of Skagit County.

The proposed deed shall be a Quit Claim Deed ☒ or it shall be a Warranty deed _____

New easements, if any, shall be requested by an attachment hereto.

The undersigned Grantors and Grantees hereby request that First American Title Company of Skagit county draft both the deed contemplated above and a Real Estate Excise Tax Affidavit. The Grantors and Grantees hereby inform First American Title Company of Skagit County that they have had adequate time to consult with legal counsel and such other advisors as they desire. First American Title Company of Skagit County is NOT being asked to close a real estate sale; it is only being asked to complete two documents pursuant to the above instructions.

Grantors: ☒ [Signature] Managing Member

Grantees: ☒ [Signature] L.G.D. Inc.

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Skagit County Auditor



First American Title Company of Skagit County

formerly Skagit County Title Company

P.O. Box 1667, 1301-B Riverside Dr., Mount Vernon, WA 98273

(360) 424-0115, 1-800-869-7045, FAX (360) 424-5885

DISCLOSURE NOTICE/APR 12

Dated: July 17, 2003

First American Title of Skagit County has been requested to participate in this transaction.

The officer responsible to oversee said transaction is certified under the Limited Practice Rule as set forth by the Washington Supreme Court. The Limited Practice Officer may select, prepare and complete documents in forms as approved by the Limited Practice Board for use in preparing a deed or other transfer of real or personal property, such documents shall be limited to deed, real estate tax affidavits and other documents approved by the Board with the concurrence of the Washington Supreme Court.

In connection with the Limited Practice Officer's selection, preparation and completion of the documents as required in this request, we wish to advise you of the following:

1. The Limited Practice Officer is not acting as the advocate or representative of either (or any) of the parties.
2. The documents prepared by the Limited Practice Officer will affect the legal rights of the parties.
3. The parties' interests in the documents may differ.
4. The parties have a right to be represented by lawyers of their own selection.
5. The Limited Practice Officer cannot give legal advice as to the manner in which the documents affect the parties.

YOUR SIGNATURE HEREIN INDICATES THAT YOU DO NOT WISH TO HAVE YOUR DOCUMENTS AND INSTRUMENTS PREPARED BY AN ATTORNEY.

All of the documents which have been, or will be prepared in connection with this transaction will be available for review by each party or their lawyers prior to their execution. To review documents, please contact the Limited Practice Officer.

IF YOU DO NOT UNDERSTAND THIS TRANSACTION, PLEASE SEEK THE ADVICE OF INDEPENDENT LEGAL COUNSEL. THE LIMITED PRACTICE OFFICER CAN NOT GIVE YOU LEGAL ADVICE.

First American Title of Skagit County

By: John S. Milner

Gale A. Hickok
LPO Number 576

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Agents For
First American Title Insurance Company



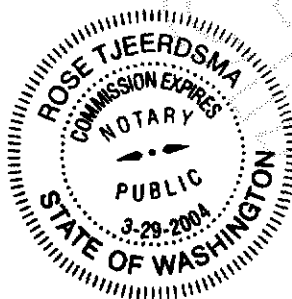
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STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that Don R Mitze
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the Managing Member
of
Hansell Mitze/Homes
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



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

My appointment expires 3/29/04

The above described property will be combined or aggregated
with contiguous property owned by the grantee. This lot
boundary adjustment is not for the purpose of creating an
additional lot.

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



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