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06/13/2019 10:50 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

After Recording Return To:
Skagit Law Group, PLLC
P. O. Box 336
Mount Vernon, WA 98273

QUIT CLAIM DEED

GRANTOR: **J & B FAMILY LIMITED PARTNERSHIP,**
a Washington limited partnership

GRANTEES: **B. TODD LENNING and BEVERLY LENNING,**
husband and wife

Legal Description:

Abbreviated Form: Ptn SW4 NW4 S17 T34N R3E WM
Prn S2 NW4 NE4 S17 T34N R3E WM
Ptn SW4 NW4 S17 T34N R3E WM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2296

Additional on Page: Exhibit A

JUN 13 2019

Assessors Tax Parcel No: #340317-0-008-0000; P22085;
#340317-0-006-0002; P22083;
#340317-2-003-0001; P22093

Amount Paid \$0
Skagit Co. Treasurer
By *nam* Deputy

THE GRANTOR, **J & B FAMILY LIMITED PARTNERSHIP**, a Washington limited partnership, for and in consideration of the distribution of property as an event without recognition of gain or loss under Internal Revenue Code § 731 and WAC 458-61A-212(2)(f), and without monetary consideration, quit claims to **B. TODD LENNING and BEVERLY LENNING**, husband and wife, the following described real property situate in the County of Skagit, State of Washington, together with all after-acquired titled therein, to-wit:

Those certain tracts of land legally described on **Exhibit A** attached hereto and incorporated herein by this reference.

SUBJECT TO easements, reservations, and restrictions of record.

DATED: August 15, 2018.

J & B FAMILY LIMITED PARTNERSHIP,
A Washington limited partnership, Grantor

CHARLES O. LENNING, JR., DISCLAIMER
TRUST uwd 12/4/2002, General Partner

By Joan M. Lenning
JOAN M. LENNING, Trustee
Bradley J. Lenning
BRADLEY J. LENNING, General Partner

STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **JOAN M. LENNING** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument, and acknowledged it as the **Trustee** of the **CHARLES O. LENNING, JR., DISCLAIMER TRUST uwd 12/4/2002**, a **General Partner** in **J & B FAMILY LIMITED PARTNERSHIP**, 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 this 15 day of August, 2018.



Connie J. Shoemaker
Printed Name Connie J. Shoemaker
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 03-17-2020

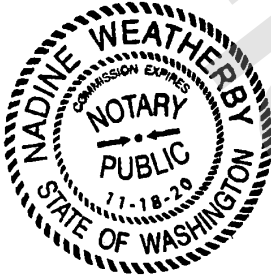
STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **BRADLEY J. LENNING** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as a **General Partner** for **J & B FAMILY LIMITED PARTNERSHIP** 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 this 22nd day of August, 2018.



Nadine Weatherby
Printed Name Nadine Weatherby
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11/18/20

EXHIBIT A
(Legal Description)

Skagit County Assessor's Tax Parcel #340317-0-008-0000; P22085

A tract of land in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point North 89°36' West, 3654.8 feet; and North 0°06' West, 663.2 feet from the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 17; thence North 89°45' West to the county road; thence North 0°17' East, 636.3 feet along the county road to a point 24 feet South of the North line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence South 89°45' East parallel with said North line to a point lying North 0°06' West of the point of beginning; thence South 0°06' East, 636.3 feet to the place of beginning; TOGETHER WITH that adjoining strip of land acquired from Charles B. Benson by Property Line Agreement dated October 29, 1986, and recorded December 30, 1986, as Auditor's File No. 8612300046; EXCEPT that strip of land, if any, conveyed to Charles B. Benson by Property Line Agreement dated October 29, 1986, and recorded December 30, 1986, as Auditor's File No. 8612300046.

Skagit County Assessor's Tax Parcel #340317-0-006-0002; P22083

A tract of land in the South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 17, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 17; thence North 89°36' West, 1879.7 feet; thence North 0°06' West, 651.85 feet to the true point of beginning; thence continuing North 0°06' West, 651.85 feet to a point 24 feet South of the North line of said South $\frac{1}{2}$ of the NW $\frac{1}{4}$; thence North 89°45' West parallel with said North line, 886.9 feet; thence South 0°06' East, 650.7 feet; thence in an Easterly direction to the true point of beginning.

Skagit County Assessor's Tax Parcel #340317-2-003-0001; P22093

A tract of land in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 17; thence North 89°36' West, 2766.6 feet; thence North 0°06' West, 650.7 feet to the true point of beginning; thence continuing North 0°06' West, 650.7 feet to a point 24 feet South of the North line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence North 89°45' West parallel with said North line, 888.2 feet; thence South 0°06' East, 636.3 feet; thence in an Easterly direction to the true place of beginning; TOGETHER WITH that adjoining strip of land, if any, acquired from Charles B. Benson by Property Line Agreement dated October 29, 1986, and recorded December 30, 1986, as Auditor's File No. 8612300046; EXCEPT that strip of land, if any, conveyed to Charles B. Benson by Property Line Agreement dated October 29, 1986, and recorded December 30, 1986, as Auditor's File No. 8612300046.