

Return Address:

SASH Inc

6811 S 204th St, Suite 395

Kent, WA 98032

Real Estate Excise Tax
Exempt

Skagit County Treasurer

By Marissa GuerreroAffidavit No. 2020-2033Date 06/10/2020Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Quit Claim Deed

2. Real Estate Excise Tax Affidavit

3. _____

4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document1. Ronnie L. Grooms and Sharon L. Grooms, husband and wife

2. _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document1. Grooms, LLC, a Washington limited liability company

2. _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)Ptn NW SW, 20-34-4

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

assigned 340420-0-090-0003, P26784

☒ Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

FILED AT THE REQUEST OF:

SASH, Inc.

6811 South 204th Street Suite #395

Kent WA 98032

Grantor: Ronnie L. Grooms and Sharon L. Grooms, husband and wifeGrantee: Grooms, LLC, a Washington limited liability companyAssessor's Parcel or Account Number: 340420-0-090-0003, P26784Abbreviated Legal Description: Ptn NW SW, 20-34-4Full Legal Description located on page(s): 1

QUIT CLAIM DEED

THE GRANTOR, Ronnie L. Grooms and Sharon L. Grooms, husband and wife; For and in consideration of: WAC 458-61A-211(2)(a) - MERE CHANGE IN IDENTITY; TRANSFER TO WHOLLY OWNED LIMITED LIABILITY COMPANY, conveys and quit claims to Grooms, LLC, a Washington limited liability company, the following legally described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the grantor(s) therein:

Part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the Easterly line of Block 34, "HIGHLAND ADDITION TO MOUNT VERNON," as per plat recorded in Volume 1 of Plats, page 10, records of Skagit County, Washington, which point bears South 19°42' West along said Easterly line of Block 34, a distance of 80.00 feet from the South line of Washington Street;

thence South 70°35' East along a line which is parallel to and 80.00 feet distant from said South line of Washington Street a distance of 8.00 feet to the true point of beginning;

thence continuing South 70°35' East a distance of 130.24 feet to a point on the West line of Ninth Street as deeded to the City of Mount Vernon;


thence South 0°29'10" East along the West line of Ninth Street a distance of 33.25 feet to a point which is 408.89 feet North of the South line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;

thence North 84°39'42" West a distance of 98.5 feet;

thence Westerly to a point which is South 19°42' West 65.35 feet from the true point of beginning; thence North 19°42' East along a line which is parallel to and 8.00 distant from the said Easterly line of Block 34, "HIGHLAND ADDITION TO MOUNT VERNON," a distance of 65.35 feet to the true point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Signatures on the following page.

Dated: 06/08/2020
Ronnie L. GroomsDated: 06/08/2020
Sharon L. Grooms


STATE OF WASHINGTON)

COUNTY OF Skagit)

)ss.

On this day the 8th of JUNE, 2020 before me, the undersigned Notary Public, personally appeared Ronnie L. Grooms and Sharon L. Grooms, husband and wife to me known to be the persons described in and acknowledged to me that they signed and sealed the within and foregoing instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.


NOTARY PUBLIC in and for the State of
Washington, residing at Camas, ID, USA
My Commission expires: 10-24-2021
Heather E. Boies

Notary Public
State of Washington
HEATHER E. BOIES
MY COMMISSION EXPIRES
OCTOBER 24, 2021