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08/17/2020 01:29 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Return Address

Patrick K. McKenzie
MARSH MUNDORF PRATT SULLIVAN
+ McKENZIE, P.S.C.
4220 132nd Street SE, Suite 201
Mill Creek, WA 98012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 17 2020

Document name: Quit Claim Deed

Reference No: N/A

Grantors: Melinda R. Bucy and Marcie R. O'Bryan

Grantee: Theo Hill, LLC

Legal Description (abbrev.): PTN. OF LOT 4, SEC. 36, TWSP 34 N, R 4, EAST W.M.,
SKAGIT, COUNTY

Assessor's Property Tax Parcel/Account No: 340436-0061-0000

Amount Paid \$0
By Skagit Co. Treasurer
Deputy

QUIT CLAIM DEED

The Grantors, Melinda R. Bucy and Marcie R. O'Bryan, for and in consideration of mere change in identity or form and no other consideration, (WAC 458-61A-211(2)(a)), conveys and quit claims to Theo Hill, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

THAT PORTION OF GOVERNMENT LOT 4, SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF BIG LAKE BOULEVARD AS IT EXISTED ON MAY 15, 1917, A DISTANCE OF 195 FEET SOUTHERLY FROM ITS INTERSECTION WITH THE NORTH LINE OF SAID LOT 4; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BOULEVARD, A DISTANCE OF 164 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 4 TO A POINT 20 FEET EAST OF THE WEST LINE OF SAID LOT 4; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 4 TO A POINT ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 4 AND WHICH INTERSECTS THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY BY DEED DATED APRIL 29, 1947, AND RECORDED APRIL 30, 1947, IN VOLUME 217 OF DEEDS, PAGE 591, UNDER AUDITOR'S FILE NO. 403869, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT: BEGINNING


AT A POINT ON THE WEST SIDE OF BIG LAKE BOULEVARD AS SHOWN ON THE PLAT OF BIG LAKE WATER FRONT TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT BEING 195 FEET SOUTHERLY FROM WHERE SAID WEST LINE OF BIG LAKE BOULEVARD CROSSES THE NORTH LINE OF SAID LOT 4; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BIG LAKE BOULEVARD, A DISTANCE OF 139 FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LOT LINE OF SAID LOT 4 TO A POINT THAT INTERSECTS WITH THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED APRIL 29, 1947, RECORDED APRIL 30, 1947, UNDER AUDITOR'S FILE NO. 403869, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTHERLY ALONG SAID WEST LINE 25 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO GAIL J. EMRICK, ET UX, BY DEED DATED SEPTEMBER 29, 1980, AND RECORDED SEPTEMBER 30, 1980, UNDER AUDITOR'S FILE NO. 8009300034, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE WEST ALONG THE SOUTH LINE OF SAID EMRICK TRACT, A DISTANCE OF 82 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF SAKIT, STATE OF WASHINGTON.

Dated this 6 day of August, 2020.




Melinda R. Bucy



Marcie R. O'Bryan

GIVEN under my hand and official seal this 24 day of August, 2020.



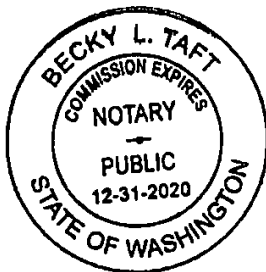

[Print Name] Sheldrick McKever
Notary Public in and for the State of
Washington residing at Shoham
My commission expires: 5-15-2023



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Marcie R. O'Bryan, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6 day of August, 2020.



[Print Name] Beeth L. Tapp
Notary Public in and for the State of
Washington residing at Seas Woven
My commission expires: 12/31/2020