

Return to:
Mahesh Rajagopalan
4106 78th Ave. SE
Mercer Island, WA 98040

202011190096

11/19/2020 01:29 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 19 2020

Amount Paid \$
By Skagit Co. Treasurer Deputy

QUIT CLAIM DEED

THE GRANTORS, Mahesh Rajagopalan and Roshini Jain, a married couple;

For and in consideration of a mere change in form pursuant to WAC 458-61A-211(2)(a),
the sufficiency of which is hereby acknowledged,

Conveys and quit claims to THE GRANTEE, Nidhir LLC, a Limited Liability Company
organized under the laws of the State of Washington,

All of their interest in the following described real estate, situated in the County of Skagit,
State of Washington, together with all after acquired title of the Grantors therein:

Abbreviated Legal:

Ptn Gov Lots 2, 3 & Ptn SW / NE; Ptn Tract 4, Survey of "Sinclair" Auditor's
No. 8106180002, in Sec 9, Twn 36 N, Rg 1 (Sinclair Island)

See Attached Exhibit "A" for Full Legal Description

Assessor's Tax parcel Numbers #: 360109-0-004-0300, P113356, 360109-0-001-
1400, P125047, 360109-1-002-0012, P46379, 360109-0-019-0023, P46374

Commonly Known as: 1 Sinclair Island, Sinclair Island, WA 98221

Dated: 13 NOVEMBER 2020

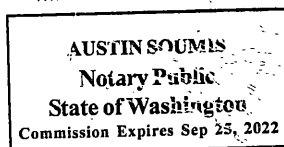

Mahesh Rajagopalan


Roshini Jain

STATE OF WASHINGTON)
)ss.
COUNTY OF KING)

On this day personally appeared before me Mahesh Rajagopalan and Roshini Jain, to me
known to be the individuals described in and who executed the within and foregoing
instrument, and acknowledged that they signed the same as their free and voluntary act and
deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 13th day of November, 2020.




Name (Print): Austin J. Soumis
Notary Public in and for the State of Washington
residing at Mercer Island
My appointment expires: 09/25/2022

EXHIBIT "A"**PARCEL A (P46379, P113356, P46374)**

THAT PORTION OF THE W1/2 SW1/4 NE1/4, THE W1/2 OF GOVERNMENT LOT 2, AND GOVERNMENT LOT 3, SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE W1/2 OF THE SW1/4 OF THE NE1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., AS SHOWN BY SURVEY FOR ROBERT SHIPP, FILED IN VOLUME 11 OF SURVEYS AT PAGE 21, RECORDED UNDER AUDITOR'S FILE NO. 9104090008, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 89°16'17" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 601.22 FEET; THENCE NORTH 29°08'54" WEST, A DISTANCE OF 769.34 FEET; THENCE NORTH 40°44'15" WEST, A DISTANCE OF 376.32 FEET TO THE LINE OF ORDINARY HIGH TIDE OF ROSARIO STRAIT, (SHOWN APPROXIMATELY ON SAID SURVEY); THENCE NORTH 58°05'49" EAST, ALONG SAID LINE OF ORDINARY HIGH TIDE, A DISTANCE OF 504.00 FEET; THENCE NORTH 56°41'46" EAST, ALONG SAID LINE OF ORDINARY HIGH TIDE, A DISTANCE OF 491.12 FEET; THENCE NORTH 53°25'24" EAST, ALONG SAID LINE OF ORDINARY HIGH TIDE, A DISTANCE OF 471.89 FEET TO THE EASTERLY LINE OF SAID SURVEY FOR ROBERT SHIPP; THENCE SOUTH 00°08'10" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1,766.63 FEET TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., AS SHOWN ON SURVEY FOR ROBERT SHIPP FILED IN VOLUME 11 OF SURVEYS AT PAGE 21, RECORDED UNDER AUDITOR'S FILE NO. 9104090008, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE S 89°16'17" W, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 378.04 FEET; THENCE N 04°31'06" WEST A DISTANCE OF 1424.32 FEET TO THE LINE OF ORDINARY HIGH TIDE OF ROSARIO STRAIT, (SHOWN APPROXIMATELY ON SAID SURVEY); THENCE N 56°41'46" E ALONG SAID LINE OF ORDINARY HIGH TIDE, A DISTANCE OF 128.11 FEET; THENCE N 53°25'24" E ALONG SAID LINE OF ORDINARY HIGH TIDE, A DISTANCE OF 471.89 FEET TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S 00°08'10" E ALONG SAID EAST LINE, A DISTANCE OF 1766.63 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

AND EXCEPT ANY PORTION OF SKAGIT COUNTY TAX PARCEL (P118999)

360109-0-004-0400, BEING A PORTION OF GOVERNMENT LOT 3, SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., DESCRIBED WITHIN THE SUBJECT TAX ROLLS AS FOLLOWS:

FROM THE SW CORNER OF THE PROPERTY, WHICH IS 847 FEET FROM SW CORNER OF GOVERNMENT LOT 3; THENCE NORTH 89°16'17" EAST ALONG THE SOUTH LINE THEREOF, 484.59 FEET; THENCE NORTH 25°25'40" WEST, 804.77 FEET; THENCE SOUTH 64°34'20" WEST, 50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 64°34'20" WEST, 150 FEET; THENCE NORTH 25°25'40" WEST, 140 FEET; THENCE NORTH 64°34'20" EAST, 150 FEET; THENCE SOUTH 25°25'40" EAST, 140 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH TIDELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON, LYING IN FRONT OF, ADJACENT TO AND ABUTTING UPON THE ABOVE DESCRIBED TRACT;

AND TOGETHER WITH THAT PORTION OF TIDELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT AND ADJACENT TO GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., CONVEYED TO ROBERT SHIPP AND ROSALIND C. SHIPP, ET AL, BY STATUTORY WARRANTY DEED RECORDED NOVEMBER 28, 1989, UNDER SKAGIT COUNTY

AUDITORS FILE NO. 8911280046; EXCEPT ANY PORTION THEREOF AS CONVEYED TO DAVID A LYNCH AND NANCY T. LYNCH BY STATUTORY WARRANTY DEED RECORDED OCTOBER 6, 2006 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200610060087;

SITUATE WITHIN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B (P125047)

TRACT 4, SURVEY OF "SINCLAIR", RECORDED JUNE 18, 1981, UNDER AUDITOR'S FILE NO. 8106180002, LYING WITHIN SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M.,

EXCEPT THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 4, "SINCLAIR", ACCORDING TO THE SAID SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8106180002; THENCE SOUTH 89°16'17" WEST ALONG THE NORTH LINE OF SAID TRACT 4, A DISTANCE OF 460.68 FEET; THENCE SOUTH 00°08'10" EAST, A DISTANCE OF 1323.86 FEET TO THE SOUTH LINE OF SAID TRACT 4; THENCE NORTH 89°16'17" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 460.68 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 4; THENCE NORTH 00°08'10" WEST ALONG THE EAST LINE OF SAID TRACT 4, A DISTANCE OF 1323.86 FEET TO THE POINT OF BEGINNING;

SITUATE WITHIN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.