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12/07/2020 02:48 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

QUITCLAIM DEED

Grantor: David P. Geerts, trustee of David P. Geerts Trust u/a/d 5/9/97

Grantee: Franny's Farm LLC

2020-5204
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Legal Description: Ptns Govt. Lot 4 7-35N-11EWM

DEC 07 2020

Assessor's Property Tax Parcel or Account No.: P45887

Reference Nos of Documents Assigned or Released: N/A

Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy

THIS INDENTURE, made this 18th day of November, 2020, between David P. Geerts, Trustee of the David P. Geerts Trust u/a/d May 9th, 1997, Grantor, and Franny's Farm LLC, a Washington limited liability company, Grantee.

For and in consideration of a change in the form of ownership, and, for no monetary consideration, grantor does hereby QUIT CLAIM to the grantee all of his interest in the following real property lying and being in the county of Skagit and State of Washington, and described as follows, to wit:

PARCEL A:

The West 720 feet of Government Lot 4, Section 7, Township 35 North, Range 11 East, W.M.

EXCEPT the South 363.80 feet thereof.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over, under and across the following described property:

That portion of Lot 1, Short Plat No. 97-0013, approved March 23rd, 1999, recorded March 23rd,

1999 in Volume 14 of Short Plats, pages 11 and 12, under Skagit County Auditor's File No. 9903230165, and being a portion of Government Lot 5, Section 7, Township 35 North, Range 11 East, W.M., lying Northerly of the following described line:

Beginning at a point on the Easterly line of the said Lot 1 at a point that lies 60 feet South, as measured at right angles, to the North line of the said Lot 1;
thence North 88°29'23" West, parallel to the North line of the said Lot 1, to an intersection with the West line of the said Lot 1 and the terminus of this line description.

PARCELS C & D:

A non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 50 feet in width lying adjacent to and Southerly, Westerly and Southerly of the North line of Lot B, Short Plat No. PL-03-0078, approved November 22nd, 2004 and recorded under Skagit County, Washington Auditor's File No. 200411290178, being a portion of Government Lots 4 and 5, Section 7, Township 35 North Range 11 East, W.M., said easement terminating at the West line of the said Lot B.

PARCEL E:

That portion of Government Lot 4, Section 7, Township 35 North, Range 11 East, W.M., described as follows:

Commencing at the Northwest corner of the said Government Lot 4;
thence South 88°29'33" East along the North line of the said Govt. Lot 4, a distance of 720.00 feet to the Northeast corner of the West 720.00 feet of the said Govt. Lot 4;
thence South 01°16'23" West, along the East line of the said West 720.00 feet, a distance of 792.60 feet to the true point of beginning;
thence South 88°26'16" East, a distance of 48.84 feet;
thence South 01°16'23" West a distance of 164.78 feet to the North line of the South 363.80 feet of the said Govt. Lot 4;
thence North 88°29'05" West a distance of 48.84 feet to the East line of the said West 720.00 feet;
thence North 01°16'23" East, along the East line of the said West 720.00 feet, a distance of 164.82 feet to the point of beginning.

ALL OF THE FOREGOING SUBJECT TO AND TOGETHER WITH easements, encumbrances and instruments of record.

(P45887)

DATED: 11-18, 2020

DAVID P. GEERTS TRUST u/a/d May 9th, 1997

By: 
DAVID P. GEERTS, Trustee

STATE OF MICHIGAN)
) :ss
COUNTY OF Ottawa)

On this day personally appeared before me David P. Geerts, to me known to be the Trustee of the David P. Geerts Trust u/a/d May 9th, 1997, the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of November, 2020.

Debra L. Dussia

NOTARY PUBLIC in and for the State of Michigan, residing at Ottawa County.

My commission expires: Apr. 19, 2023

Name: Debra L. Dussia

DEBRA L DUSSIA
Notary Public, State of Michigan
County of Ottawa
My Commission Expires 04-19-2023
Acting in the County of Ottawa



UNOFFICIAL DOCUMENT