



202012090001

12/09/2020 08:30 AM Pages: 1 of 4 Fees: \$105.50  
Skagit County Auditor

When Recorded Please Return To:  
LAWRENCE A. PIRKLE  
P.O. Box 1788  
Mount Vernon, WA 98273  
(360) 336-6587

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20205223  
DEC 08 2020

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

**QUIT CLAIM DEED**

THE GRANTOR, DIANE A. EAKIN, a married person as her separate property, for and in consideration of transfer to Limited Liability Company (mere change in form of ownership) (WAC 458-61A-211(2)(a)), conveys and quit claims to GRANTEE, EAKIN FIR ISLAND ENTERPRISES, 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.

**Assessor's Parcel No: P15980 (330321-1-007-0006)**

Abbreviated Legal Description: Lot 4, Section 21, Township 33 North, Range 3 East

**Assessor's Parcel No: P15981 (330321-1-008-0005)**

Abbreviated Legal Description: Government Lot 4, Section 21, Township 33 North, Range 3 East

**Assessor's Parcel No: P15983 (330321-1-010-0001)**

Abbreviated Legal Description: E 1/2 Section 21 and W 1/2 Section 22, Township 33 North, Range 3 East

**Assessor's Parcel No: P15984 (330321-1-011-0000)**

Abbreviated Legal Description: E 1/2 Section 21 and W 1/2 Section 22, Township 33 North, Range 3 East

**Assessor's Parcel No: P15989 (330322-3-001-0001)**

Abbreviated Legal Description: Government Lot 1, Section 22, Township 33 North, Range 3 East

**Assessor's Parcel No: P15990 (330322-2-002-0300)**

Abbreviated Legal Description: Lot 1, Section 22, Township 33 North, Range 3 East

**Assessor's Parcel No: P104966 (330322-2-002-0201)**

Abbreviated Legal Description: NW 1/4 NW 1/4 of Section 22, Township 33 North, Range 3 East



EXHIBIT "A"

Assessor's Parcel No: P15980 (330321-1-007-0006); P15981 (330321-1-008-0005);  
P15983 (330321-1-010-0001); P15984 (330321-1-011-0000);  
P15989 (330322-3-001-0001); P15990 (330322-2-002-0300);  
P104966 (330322-2-002-0201)

All that portion of Lot 4, Section 21, Township 33 North, Range 3 E.W.M., lying inside the dike, EXCEPT that certain 3 acres of land located inside the dike and on the slough or sloughs in the western part of said tract as reserved in that certain deed dated February 1, 1922, executed by the Skagit County Gun Club, a corporation, to Burr Doty, by deed recorded February 3, 1922, in Volume 125 of Deeds, page 10, under Auditor's File No. 154359.

All that portion of Lot 1, Section 22, Township 33 North, Range 3 E.W.M., lying inside the dike, EXCEPT that certain 1 acre tract of land in the southeastern corner of said tract, inside the dike upon which is located the Club House, as reserved in that certain deed dated February 1, 1922, executed by the Skagit County Gun Club, a corporation, to Burr Doty by Deed recorded February 3, 1922, in Volume 125 of Deeds, Page 10, under Auditor's File No. 154359.

All that portion of Lot 4, Section 21, Township 33 North, Range 3 E.W.M., and all that portion of Lot 1, Section 22, Township 33 North, Range 3 E.W.M., lying outside the dike.

That portion of the northwest quarter of the northwest quarter of Section 22, Township 33 North, Range 3 E.W.M., described as follows:

Commencing at the southeast corner of the west 346 feet of said northwest quarter of the northwest quarter; thence N 89°54'21" E along the south line of said northwest quarter of the northwest quarter, a distance of 37.89 feet to the point of beginning of this description; thence continuing N 89°54'21" E, a distance of 24.00 feet; thence N 00°37'23" W, a distance of 1292.19 feet to the south line of the Fir Island County Road; thence N 88°20'55" W along said county road, a distance of 24.02 feet; thence S 00°37'23" E, a distance of 1292.93 feet to the point of beginning of this description. Containing 0.71 acres.

Also that certain 3 acre tract of land located inside the dike, and on the slough or sloughs in the western part of Lot 4 of Section 21, Township 33 North, Range 3 E.W.M., and also that certain 1 acre tract of land in the southeastern corner of Lot 1 of Section 22, Township 33 North, Range 3 E.W.M., inside the dike upon which is located the Club House, all as reserved in that certain deed dated February 1, 1922, executed by the Skagit County Gun Club, a corporation, to Burr Doty by deed recorded February 3, 1922, in Volume 125 of Deeds, Page 10, under Auditor's File No. 154359.

All tidelands of second class, situated in front of, adjacent to or abutting upon the east half of Section 21, and the west half of Section 22, all in Township 33 North, Range 3 E.W.M., EXCEPT that portion thereof conveyed to the Hit and Miss Gun Club, a corporation, by deed dated May 2, 1940, and recorded May 7, 1940, under Auditor's File No. 325008 and more particularly described as follows:

Second class tidelands lying in front of the west half of Section 22, Township 33 North, Range 3 E.W.M., lying east of the east channel margin of Brown's Slough as said channel is now located. Also two islands in front of Lot 7, lying west of Brown's Slough.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.