

When recorded return to:

Guardian Northwest Title & Escrow Company  
1301 Riverside Drive, Suite B  
Mount Vernon, WA 98273  
(360) 424-0111Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Chelsea Stalcup  
Affidavit No. 2021-1430  
Date 04/02/2021

GNW 19-3623

**QUIT CLAIM DEED****THE GRANTOR(S)**

, Abbie Gabrielson, wife of Asher Katz

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and quit claims to Asher Katz, a married man as his separate estate

the following described real estate, situated in the County of Skagit, State of Washington together with all after  
acquired title of the grantor(s) herein:FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1: Portion North 1/4 of Sec. 34, Twp. 35 N., R. 3 E. W.M.

Tax Parcel Number(s): P35331 &amp; 350334-0-007-0009

Dated: 3/31/21  
Abbie GabrielsonSTATE OF  
COUNTY OFI certify that I know or have satisfactory evidence that Abbie Gabrielson is the person who appeared before me,  
and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to  
execute the instrument and acknowledged it as the authorized agent of On Point Properties LLC to be the free  
and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_ day of April, 2021

\_\_\_\_\_  
Signature\_\_\_\_\_  
Title

My appointment expires: \_\_\_\_\_

*See attached  
CA APP*

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

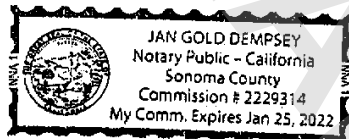
State of California

County of Sonoma

On March 31, 2021 before me, Jan Gold Dempsey, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Abbie Gabrielson  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

[Signature]  
 Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**Title or Type of Document: QC DeedDocument Date: 3-31-2021Number of Pages: 2Signer(s) Other Than Named Above: —**Capacity(ies) Claimed by Signer(s)**Signer's Name: Abbie Gabrielson

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Partner – ☐ Limited ☐ General☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Trustee☐ Guardian or Conservator☐ Other: \_\_\_\_\_☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

## EXHIBIT A

## LEGAL DESCRIPTION

Property Address: 15218 Josh Wilson Road, Burlington, WA 98233  
Tax Parcel Number(s): P35331 & 350334-0-007-0009

## Property Description:

All that portion of Lot 3 of Short Plat No. 91-089, approved April 8, 1992 and recorded April 8, 1992, under Auditor's File No. 9204080020, in Volume 10 of Short Plats, page 72, records of Skagit County, Washington; being a portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and a portion of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 34, Township 35 North, Range 3 East, W.M., lying East of the following described line:

Commencing at the Northwest Corner of Lot 3 of said Short Plat; thence South 88°48'53" East along the Southerly Right of Way of Josh Wilson Road and the North Line of said Lot 3 a distance of 316.74 feet to the Beginning of said line; thence South 1°15'33" West 109.40 feet; thence North 89°44'27" West 5.00 feet; thence South 1°15'33" West 20.97 feet; thence South 89°44'27" East 5.00 feet; thence South 1°15'33" West 499.56 feet to the South Line of said Lot 3 and to a point being South 89°51'19" East 316.74 feet of the Southwest corner of said Lot 3 and the terminus of this line description.