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04/12/2021 11:29 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Laura Minton Breckenridge
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-1546
APR 12 2021

Amount Paid \$0
By Skagit Co. Treasurer Deputy

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: QUIT CLAIM DEED

Grantor: Frank Properties, LLC, a Washington limited liability company, formerly known as Frank Properties, L.P., a Washington limited partnership

Grantee: Frank Properties, LLC, a Washington limited liability company

Abbreviated Legal: TAX 3B BEG AT INTER OF S LINE OF ST. HWY WITH THE W LINE OF SE1/4 OF SW1/4, SECTION 18, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., TH S ALG W LINE OF SE1/4 OF SW1/4 220' TO POB TH S 80' TH E 80' TH N 80' TH N 80' TO POB

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 18, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., DESCRIBED AS FOLLOWS COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF STATE SECONDARY HIGHWAY AS LOCATED ON MAY 22 1946 THENCE SOUTH ALONG SAID WEST LINE 300 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION THENCE EAST 320 FEET THENCE SOUTH 250 FEET THENCE WEST 320 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 THENCE NORTH 250 FEET TO THE POINT OF BEGINNING EXCEPT COUNTY ROAD AS NOW LOCATED ALONG SAID WEST LINE ALSO EXCEPT THE SOUTH 75 FEET THEREOF

Parcel Numbers and Tax ID Nos.: P44450 (350918-0-008-0002); P44452 (350918-0-009-0100)

Reference Number(s) of Documents Affected: N/A

Full Legal Descriptions set forth in Exhibit A, Page 3

QUIT CLAIM DEED

THE GRANTOR, Frank Properties, LLC, a Washington limited liability company, formerly known as Frank Properties, L.P., to reflect its conversion from a limited partnership to a limited liability company (mere change in form of ownership), conveys and quit claims to Frank Properties, LLC, a Washington limited liability company, all of Grantor's right, title and interest in and to the following described real estate, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington:

See **Exhibit A** attached hereto and by this reference incorporated herein.

SUBJECT TO: Easements, covenants, restrictions, and reservations of record.

DATED: April 7th, 2021.

GRANTOR:

FRANK PROPERTIES, LLC, a Washington limited liability company, formerly known as Frank Properties, L.P.

By: *Richard A. Frank*
Richard A. Frank, its Co-Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 7th day of April, 2021, I certify that I know or have satisfactory evidence that Richard A. Frank is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged himself as the Co-Manager of Frank Properties, LLC, a Washington limited liability company, formerly known as Frank Properties, L.P., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 7th day of April, 2021.

Rory Tank



Printed Name RORY TANK
NOTARY PUBLIC in and for the State of Washington
Residing at Mount Vernon, WA
My Commission Expires 7/7/21

EXHIBIT A
LEGAL DESCRIPTION

P44450

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the intersection of the South line of the Secondary State Highway with the West line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence South along the West line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, 220 feet to the true point of beginning; thence South 80 feet; thence East 80 feet; thence North 80 feet; thence West 80 feet to the true point of beginning; EXCEPT County Road.

Situate in Skagit County.

Subject to all easements, restrictions, and reservations of record, if any.

P44452

A tract of land in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 35 North, Range 9 East, W.M., described as follows:

Commencing at the intersection of the West line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the South line of State Secondary Highway as located on May 22, 1946; thence South along said West line, 300 feet to the point of beginning of this description; thence East 320 feet; thence South 250 feet; thence West 320 feet to the West line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence North 250 feet to the point of beginning; EXCEPT County Road as now located along said West line, ALSO EXCEPT the South 75 feet thereof.

Situate in Skagit County.

Subject to all easements, restrictions, and reservations of record, if any.