



202106020137

06/02/2021 02:44 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Scott Hildebrand, Attorney at Law
3020 Issaquah-Pine Lake Rd. SE #304
Sammamish, WA 98075

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-2470
JUN 02 2021

QUIT CLAIM DEED

Amount Paid \$
Skagit Co. Treasurer
By *MH* Deputy

THE GRANTOR(S)
Steven Shulman and Roslyn Shulman, Trustees for the Shulman Family Trust August 1, 1991 and amendments

for and in consideration of
\$10 and other good and valuable consideration

in hand paid, conveys and quit claims to
810 N 21st LLC, a Washington limited liability
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: *Abbreviated legal description*

THAT PORTION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 1 DEGREE 18'11" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 385.00 FEET; THENCE SOUTH 88 DEGREES 46'27" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF 21ST STREET AS ESTABLISHED IN THE CITY OF MOUNT VERNON, AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION; THENCE SOUTH 88 DEGREES 46'27" WEST, A DISTANCE OF 105.40 FEET; THENCE NORTH 1 DEGREE 13'33" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 88 DEGREES 46'27" EAST, A DISTANCE OF 85.16 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET; AN ARC DISTANCE OF 31.39 FEET TO A POINT ON THE WEST LINE OF SAID 21ST STREET; THENCE SOUTH 1 DEGREE 18'11" EAST ALONG THE WEST LINE OF SAID 21ST STREET, A DISTANCE OF 180.03 FEET TO THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION.

Full legal description attached as Exhibit A

Tax Parcel Number(s):

P53747/3745-000-005-0009

Dated: April 29, 2021

[Signature] _____

Roslyn Shulman _____

STATE OF Washington
COUNTY OF Skagit ss.

I certify that I know or have satisfactory evidence that Steven Shulman and Roslyn Shulman (is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: April 29, 2021 Tobie Inda Fehr

Notary name printed or typed: Tobie Inda Fehr
Notary Public in and for the State of Washington
Residing at Mount Vernon, WA
My appointment expires: Nov 27, 2021



LEGAL DESCRIPTION

EXHIBIT "A"

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 5, CORRECTED PLAT OF A PORTION OF MOUNT BAKER VIEW ADDITION: ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS PAGE 73, RECORDS OF SKAGIT COUNTY, WASHINGTON:

EXCEPT THAT PORTION DEEDED TO THE CITY OF MOUNT VERNON AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE FOLLOWING DESCRIBED PARCEL:

LOT 5, CORRECTED PLAT OF A PORTION OF MOUNT BAKER VIEW ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 73, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE EAST ALONG THE NORTH LINE OF DESCRIBED PARCEL, A DISTANCE OF 6 FEET TO A POINT;

THENCE FROM THAT POINT TO A POINT OF THE WEST LINE OF DESCRIBED PARCEL, A DISTANCE OF 4 FEET FROM THE NORTHWEST CORNER OF DESCRIBED PARCEL;

THENCE NORTH ALONG THE WEST BOUNDARY TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

ABBREVIATED LEGAL: LT. 5, MT. BAKER VIEW ADD.

APN: P53747