

202106020138
08/02/2021 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

2021-246B
JUN 02 2021

QUIT CLAIM DEED

Amount Paid \$0
Skagit Co. Treasurer
By *Mq* 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

403 N 21ST 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(s) herein:

Abbreviated legal

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 schedule A-1

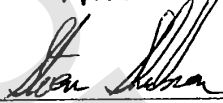
Tax Parcel Number(s):

P26917/340425-1-023-0201

LPB 12-05(i)rev 12/2006
Page 1 of 2

Dated:

APRIL 29, 2021



Roslyn Shulman

STATE OF Washington
COUNTY OF Skagit ss.

I certify that I know or have satisfactory evidence that

Roslyn ShulmanSteven Shulman and

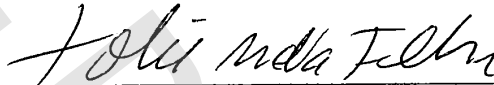
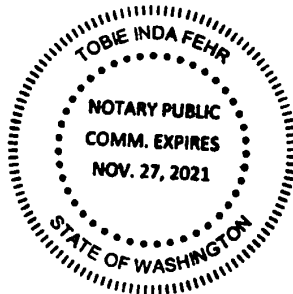
(is/are) the person(s) who appeared

before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to betheir

free and voluntary act for the uses and purposes mentioned in this instrument..

Dated:

April 29, 2021

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

Schedule "A-1"**156026-OE****DESCRIPTION:**

That portion of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence South $1^{\circ}18'11''$ East along the East line of said subdivision, a distance of 385.00 feet;
thence South $88^{\circ}46'27''$ 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 $88^{\circ}46'27''$ West, a distance of 105.40 feet;
thence North $1^{\circ}13'33''$ West, a distance of 200.00 feet;
thence North $88^{\circ}46'27''$ 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 $1^{\circ}18'11''$ 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.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.