



202106020141

06/02/2021 02:44 PM Pages: 1 of 4 Fees: \$106.50
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

20212472
JUN 02 2021

Amount Paid \$0
By Skagit Co. Treasurer Deputy

QUIT CLAIM DEED

THE GRANTOR(S)
NW Family LLC

2 Wyoming limited liability company

for good and valuable consideration

in hand paid, conveys and quit claims to

2021 & College, LLC
2 Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated legal.
Full legal description attached as Exhibit A
TOGETHER WITH ALL AFTER ACQUIRED TITLE OF
THE GRANTOR(S) HEREIN

(1.9071 ac) PARCEL B CITY OF MOUNT VERNON BLA NO PL-14-031 RECORDED

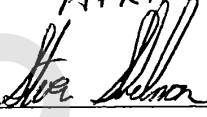
UNDER AF#201407180015 DESCRIBED AS FOLLOWS: THE NORTH 285.33 FEET OF THE SOUTH 565.33 FEET OF THE WEST 333.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. TOGETHER WITH THE NORTH 285.33 FEET OF THE SOUTH 565.33 FEET OF THE EAST 15.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. EXCEPT THAT PORTION THEREOF LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (EAST 1/4 CORNER) OF SAID SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THENCE NORTH 87-54-52 WEST (CALLED NORTH 87-55-03 WEST IN PREVIOUS DESCRIPTION) ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 345.83 FEET; THENCE NORTH 0-14-22 WEST (CALLED NORTH 0-14-33 WEST IN PREVIOUS DESCRIPTION) FOR A DISTANCE OF 280.23 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 280.00 FEET OF SAID SUBDIVISION (AS MEASURED PARALLEL WITH AND PERPENDICULAR TO THE SOUTH LINE) AND BEING THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE NORTH 0-14-22 WEST FOR A DISTANCE OF 5.00 FEET; THENCE NORTH 87-54-52 WEST FOR A DISTANCE OF 137.21 FEET; THENCE NORTH 01-07-34 EAST FOR A DISTANCE OF 29.50 FEET; THENCE NORTH 87-54-52 WEST FOR A DISTANCE OF 118.50 FEET; THENCE NORTH 01-07-34 EAST FOR A DISTANCE OF 124.00 FEET; THENCE NORTH 87-54-52 WEST FOR A DISTANCE OF 72.35 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 15.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (AS MEASURED PARALLEL WITH AND PERPENDICULAR TO THE EAST LINE) OF SAID SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. AND BEING THE TERMINUS OF SAID LINE.

PARCEL NO P 25886 / 340417-014-0008

LFB 12-03(1)rev 12/2000
Page 1 of 2

Dated:

APRIL 29, 2021



Roslyn Shulman

STATE OF

Washington

COUNTY OF

Stagit

ss.

I certify that I know or have satisfactory evidence that

Roslyn Shulman

Steven 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 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



EXHIBIT A

5. The land referred to in this Commitment is described as follows:

For APN/Parcel ID(s): P25886/ 340417-1-014-0009

Parcel "M":

The North 285.33 feet of the South 585.33 feet of the West 333.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

TOGETHER WITH the North 285.33 feet of the South 585.33 feet of the East 15.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

EXCEPT that portion thereof lying Southerly and Westerly of the following described line:

BEGINNING at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 (East 1/4 corner) of said Section 17, Township 34 North, Range 4 East, W.M.;
thence North 87°54'52" West (called North 87°55'03" West in previous description) along the South line of said subdivision for a distance of 345.83 feet;
thence North 0°14'22" West (called North 0°14'33" West in previous description) for a distance 280.23 feet, more or less, to the North line of the South 280.00 feet (as measured parallel with and perpendicular to the South line) and being the TRUE POINT OF BEGINNING of said line;

thence continue North 0°14'22" West for a distance of 5.00 feet;
thence North 87°54'52" West for a distance of 137.21 feet;
thence North 1°07'34" East for a distance of 29.50 feet;
thence North 87°54'52" West for a distance of 118.50 feet;
thence North 1°07'34" East for a distance of 124.00 feet;
thence North 87°54'52" West for a distance of 72.35 feet, more or less, to the West line of the East 15.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 (as measured parallel with and perpendicular to the East line) of said Section 17, Township 34 North, Range 4 East, W.M. and being the terminus of said line.

ALSO TOGETHER WITH non-exclusive easements shown as Parcels "N" and "O" below:

Parcel "N":

A non-exclusive easement for ingress, egress, drainage, utilities and signs over, under and upon the West 30.00 feet of the following described Parcel:

The East 98.50 feet of the West 143.50 feet of the North 250.00 feet of the South 280.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

TOGETHER WITH the West 45.00 feet of the North 250.00 feet of the South 280.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

TOGETHER WITH the East 15.00 feet of the North 250.00 feet of the South 280.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

EXCEPT that portion of said West 30 feet lying within Tract 1 of City of Mount Vernon Short Plat No. MV-11-80 approved November 21, 1980.

ALSO EXCEPT that portion of the said West 30 feet lying within the right-of-way for College Way along

(continued)

the South line thereof.
PARCEL "O":

A non-exclusive easement for ingress, egress, drainage, utilities and signs over, under and upon the North 30.00 feet of the South 391.50 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

EXCEPT the West 333.00 feet thereof;

AND EXCEPT the East 30.00 feet thereof.

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

Also known as Parcel B as shown in Survey recorded under Auditor's File No. 201407180015.