



AFTER RECORDING MAIL TO:  
DJ&S HOLDINGS, LLC  
7737 PARKER ROAD  
SEDRO-WOOLLEY, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 09 2021

Amount Paid \$0  
By Skagit Co. Treasurer  
Deputy

Filed for Record at Request of

Escrow Number:

## QUIT CLAIM DEED

Grantor: PADILLA RIDGE INVESTMENT GROUP, LLC

Grantee: DJ&S HOLDINGS, LLC

Abbreviated Legal(s):

(1.0200 AC) BURLINGTON AC TR 10 AKA TR B S/P#13-84; (4.7800 AC) BURLINGTON AC PORTION OF TRACTS 19 AND 20 DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHEAST CORNER OF THE PLAT OF WALLACE ADDITION TO BURLINGTON; (4.8300 AC) BURLINGTON AC TR 20 N OF LINE OF HILL LESS W 100' & 15' RD & EASE. LESS PTN TO TAX 2.

Assessor's Tax Parcel Number(s): P102188, 3867-000-010-0500; P62328, 3867-000-010-0400; P62387, 3867-000-020-0002.

This Indenture, Made this 9th day of June, 2021, by and between PADILLA RIDGE INVESTMENT GROUP, LLC, of 8227 44TH AVE W STE B MUKILTEO, WA 98275, (the "Grantor"), and DJ&S HOLDINGS, LLC, of 7737 PARKER ROAD SEDRO-WOOLLEY, WA 98284, (the "Grantee"), in the State of Washington.

**Witnesseth:** That said Grantor, for and consideration of the sum of \$10.00 Dollars, and other valuable considerations, lawful money of the United States of America, to the Grantee, the receipt whereof is hereby acknowledged, has remised, released, and quitclaimed to the Grantee, the Grantee's heirs and assigns rights, title, interest and claim of the Grantor in and to the following described land in Skagit County, Washington, to wit:

### LEGAL DESCRIPTION(S):

BURLINGTON AC TR 10 AKA TR B S/P#13-84; BURLINGTON AC PORTION OF TRACTS 19 AND 20 DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHEAST CORNER OF THE PLAT OF WALLACE ADDITION TO BURLINGTON BEING THE TRUE POINT OF BEGINNING THENCE NORTH 1-35-07 EAST ALONG THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID PLAT 189.63 FEET TO A POINT ON A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE BEARS NORTH 27-27-59 EAST FOR A RADIAL DISTANCE OF 180.00 FEET; THENCE ALONG SAID CURVE FOR AN ARC DISTANCE OF 172.67 FEET; THENCE NORTH 7-34-12 WEST FOR A DISTANCE OF 196.82 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTRAL ANGLE BEARS SOUTH 82-25-48 WEST FOR A RADIAL DISTANCE OF 615.41 FEET; THENCE ALONG SAID CURVE FOR AN ARC DISTANCE OF 189.20 FEET; THENCE NORTH 25-11-05 WEST FOR A DISTANCE OF 77.46 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE BEARS NORTH 64-48-55 EAST FOR A RADIAL DISTANCE OF 348.20 FEET THENCE ALONG SAID CURVE FOR AN ARC DISTANCE OF 58.35 FEET; THENCE NORTH 89-15-53 WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 19 FOR A DISTANCE OF 88.95 FEET TO A POINT ON THE EAST LINE OF THE PARCEL CONVEYED IN AUDITOR'S FILE NO. 579792 OF SAID COUNTY; THENCE SOUTH 2-13-04 WEST ALONG SAID EAST LINE FOR A DISTANCE OF 244.76 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE SOUTH 46-33-39 WEST ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 214.61 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 19; THENCE SOUTH 2-13-04 WEST ALONG SAID EAST LINE FOR A DISTANCE OF 150.00 FEET TO THE WEST CORNER COMMON TO SAID TRACTS 19 AND 20; THENCE SOUTH 54-56-40 EAST ALONG THE NORTH LINE OF THE PARCELS CONVEYED TO TOM COLOUZIS UNDER AUDITOR'S FILE NOS. 378119 AND 514251 FOR A DISTANCE OF 189.92 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF WALLACE ADDITION; THENCE SOUTH 57-20-20 EAST ALONG THE NORTH LINE OF SAID PLAT FOR A DISTANCE OF 323.23 FEET; THENCE SOUTH 88-07-46 EAST FOR A DISTANCE OF 54.99 FEET TO THE TRUE POINT OF BEGINNING ALSO KNOWN AS PARCEL B OF SURVEY RECORDED UNDER AUDITOR'S FILE NO 8002060006; BURLINGTON AC TR 20 N OF LINE OF HILL LESS W 100' & 15' RD & EASE. LESS PTN TO TAX 2.

To Have and to Hold, the above-described property, with the appurtenances, unto the Grantee's, heirs, and assigns.

In Witness Whereof, the following parties have signed and sealed these presents the day and year first above written.

Dated: June 9, 2021

  
Padilla Ridge Investment Group, LLC, Managing Director

State of Washington }

County of Suagit }

I certify that I know or have satisfactory evidence that

Kath Phillip Welch <sup>(is/are)</sup> the  
person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and  
acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this document.

Dated 06/09/2021



  
Notary Public in and for the State of WA

Residing at: Burlington

My Commission Expires: 05/09/2023