

202202220115

02/22/2022 12:28 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

When Recorded Please Return To:  
LAWRENCE A. PIRKLE  
P.O. Box 1788  
Mount Vernon, WA 98273  
(360) 336-6587

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022.438  
FEB 22 2022

Amount Paid \$ 0  
Skagit Co. Treasurer  
By 4 Deputy

### QUIT CLAIM DEED

**THE GRANTOR**, CHRISTOPHER J. BENZAKEIN and ERIN M. BENZAKEIN, a married couple, for and in consideration of transfer to Limited Liability Company (mere change in form of ownership) (WAC 458-61A-211(2)(a)), conveys and quit claims to **GRANTEE**, NUTCRACKER RANCH, 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 therein.

**Assessor's Parcel Numbers:**

P22696 (340325-0-025-0009); P22738 (340325-2-007-0007); P22667 (340325-0-007-0001);  
P22735 (340325-2-003-0001); P22665 (340325-0-005-0003); P22697 (340325-0-026-0008)

Abbreviated Legal Description: Portion of the North 1/2 of the South 1/2 of the Northwest 1/4 of Section 25, Township 34 North, Range 3 East, W.M.

Full Legal Description: Attached hereto as Exhibit "A" and incorporated herein by this reference.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.

Dated this 11<sup>th</sup> day of February, 2022.

Christopher J. Benzakein  
CHRISTOPHER J. BENZAKEIN

Erin M. Benzakein  
ERIN M. BENZAKEIN

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me, CHRISTOPHER J. BENZAKEIN and ERIN M. BENZAKEIN, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11<sup>th</sup> day of February, 2022.



LAWRENCE A. PIRKLE

A handwritten signature in black ink, appearing to read "L. Pirkle", written over a horizontal line.

NOTARY PUBLIC in and for the  
State of Washington  
Residing at: Mount Vernon  
My Commission Expires: 5/7/23

EXHIBIT "A"**Assessor's Parcel Numbers:**

P22696 (340325-0-025-0009); P22738 (340325-2-007-0007); P22667 (340325-0-007-0001);  
P22735 (340325-2-003-0001); P22665 (340325-0-005-0003); P22697 (340325-0-026-0008)

PARCEL "A":

The North 1/2 of the South 1/2 of the Northwest 1/4 of Section 25, Township 34 North, Range 3 East, W.M.;

EXCEPT right of way for road as conveyed by deed recorded February 10, 1913, under Auditor's File No. 95059, records of Skagit County, Washington;

AND EXCEPT the West 1,155.2 feet thereof;

AND ALSO EXCEPT the following described tract:

Beginning at the intersection of the North line of the Southeast 1/4 of the Northwest 1/4 with the Easterly line of the County Road;  
thence West along said North line 486.96 feet;  
thence South 342 feet, more or less, to a fence line;  
thence North 87°29' East along said fence line to the County Road;  
thence Northerly along said road to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West 200 feet of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 34 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The North 1/2 of Government Lot 3 of Section 25, Township 34 North, Range 3 East, W.M.,

EXCEPT road,

AND EXCEPT dike right of way.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.