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07/28/2022 03:40 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

When recorded return to:


701 N 1st St LLC
328 Barry Loop
Mount. Vernon, WA 98274-9200

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 3102

JUL 28 2022

Amount Paid \$ ^e

By  Skagit Co. Treasurer Deputy

QUIT CLAIM DEED

Document Title: Quit Claim Deed

Reference Nos. of Documents Affected: N/A

Grantor: Jake Hanby, an unmarried man

Grantee: 701 N 1st St LLC, a Washington Limited Liability Company

Assessor Parcel ID No.: P26562 / 340419-0-216-0005

Legal Description: Ptn Gov't Lot 9, Section 19, Township 34 North, Range 4 East. W.M. Situate in Skagit County, Washington.

THE GRANTOR, **Jake Hanby, an unmarried man**, for and in consideration of **Mere Change in Identity Pursuant to WAC 458-61A-211(2)(a)**, in hand paid, conveys and quit claims to THE GRANTEE, **701 N 1st St 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:

FULL LEGAL DESCRIPTION ATTACHED HERET AS EXHIBIT A

Tax Parcel No.: P26562 / 340419-0-216-0005

Date: July 19 2022

[Signature]
Jake Hanby

STATE OF WASHINGTON

SS

COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Jake Hanby is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/19/2022

[Signature]

Notary name printed or typed: Timothy G. Krell
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 9/28/2022

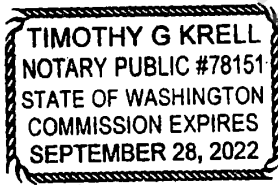


EXHIBIT A

LEGAL DESCRIPTION

That portion of Government Lot 9, Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at point 645.9 feet South (South $1^{\circ}26'44''$ East for this description) and 471.32 feet West (South $88^{\circ}33'16''$ West for this description) of the Northeast corner of said section 19, said point being on the West line of First Street, as established in the City of Mount Vernon, Washington;

Thence North $1^{\circ}26'44''$ West 30.00 feet along the West margin of said First Street to the true point of beginning;

Thence South $88^{\circ}33'16''$ West 70.00 feet;

Thence North $1^{\circ}26'44''$ West 20.00 feet;

Thence North $37^{\circ}54'53''$ West 29.84 feet;

Thence South $88^{\circ}33'16''$ West 15.26 feet;

Thence North $1^{\circ}26'44''$ West 18 feet;

Thence South $88^{\circ}33'16''$ West 66.94 feet to the East line of the Burlington Northern Railroad (formerly Great Northern Railroad) right of way;

Thence Southwesterly along a curve to the left having an initial tangent bearing of South $13^{\circ}48'31''$ West, a radius of 1,452.07 feet, through a central angle of $3^{\circ}43'59''$, and arc distance of 94.59 feet a point which bears South $88^{\circ}33'16''$ West from the point of beginning;

Thence North $88^{\circ}33'16''$ East 191.84 feet to the point of beginning.

Situated in the County of Skagit, State of Washington.