

When recorded return to:
ABABWA II, LLC
3507 220th Street Northwest
Stanwood, WA 98292

207571-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224453

Nov 01 2022

Amount Paid \$5365.00
Skagit County Treasurer
By Lena Thompson Deputy

QUIT CLAIM DEED

THE GRANTOR(S) **BRIAN BERRY AND KRISTIN E. BERRY**, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and quit claims to **ABABWA II, 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:

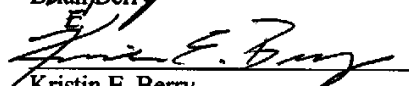
For Full Legal See Attached "Exhibit A"

Abbreviated Legal: ptn Gov. Lot 6, Sec. 1, Twn 34 North, Rg 4 East, W.M.

Tax Parcel Number(s): 340401-0-036-0003/P23311

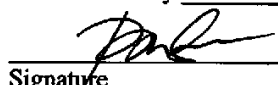
Dated: October 31, 2022


Brian Berry


Kristin E. Berry

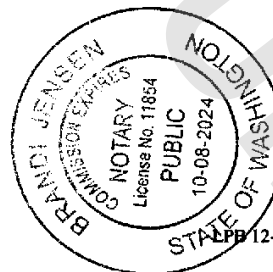
STATE OF WASHINGTON
COUNTY OF SNOHOMISH

This record was acknowledged before me on 1 day of November, 2022 by Brian and Kristin E. Berry


Signature

Notary
Title

My commission expires: 10-08, 2024



LPS 12-05(i) rev 12/2006

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Exhibit A

That portion of Government Lot 6, in Section 1, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the center of the paved State road and the center of Pickering or Day Creek Road, near the Northwest corner of said Government Lot 6;
thence East along the center of said Pickering Road 135 feet;
thence South at right angles 100 feet;
thence West at right angles to the center of said paved State road;
thence Northwesterly and North along the center of said paved State road to the point of beginning:
(being a portion of what is known as the Mabel C. Pickering property);

TOGETHER WITH that portion of Government Lot 6, Section 1, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point in the centerline of the County road known as Pickering Day Creek Road, along the North line of said subdivision, 135 feet East of its intersection with the centerline of State Road No. 1A;
thence South at right angles to said Pickering Road 100 feet;
thence East to the Westerly line of the Northern Pacific Railroad Company right of way;
thence Northerly along said right of way to the centerline of Pickering Road;
thence West 83 feet, more or less, to the point of beginning;

AND TOGETHER WITH that portion of the West 50 feet of the real estate described in deed recorded December 21, 1988, under Auditor's File No. 8812210041, lying between the North and South boundaries of the hereinafter described tract extended Easterly 50 feet, more or less, to the centerline of the real estate described in said deed, said tract is described as follows:

That portion of Government Lot 6, Section 1, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point in the centerline of the County Road known as Pickering Day Creek Road, along the North line of said subdivision, 135 feet East of its intersection with the centerline of State Road No. 1A;
thence South at right angles to said Pickering Road 100 feet;
thence East to the Westerly line of the Northern Pacific Railroad Company right of way;
thence Northerly along said right of way to the centerline of Pickering Road;
thence West 83 feet, more or less, to the point of beginning.

AND ALSO TOGETHER WITH that portion, if any, of State Route 9 and Pickering Day Creek Road which attached by operation of way;

UNCLASSIFIED DOCUMENT

EXCEPT that portion of the above described lands lying Northwesterly and Northerly of a line beginning at Highway Engineer's Station (hereinafter referred to as HES) 190+51 on the SR 9 line survey of SR 9, Jct. SR 538 to Howey Road;
thence Easterly to a point opposite HES 190+51+ on said line survey and 30 feet Easterly therefrom, said point lying on the Easterly margin of SR 9 as it existed on February 22, 1989, and the South property line of said property;
thence Northeasterly to a point opposite HES ODC 10+90 on the ODC line survey of said Highway and 50 feet Southerly therefrom;
thence Northeasterly to a point opposite HES ODC 11+51 on said line survey and 38 feet Southerly therefrom;
thence Easterly parallel with said line survey to a point opposite HES ODC 14+00 thereon and the end of this line description.

(The specific details concerning all of which are to be found on sheet 9 of that certain plan entitled SR 9, Jct. SR 538 to Howey Road, now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of February 23, 1989, revised September 28, 2017);

EXCEPT roads.

Situate in the County of Skagit, State of Washington.