



202212150078

12/15/2022 03:28 PM Pages: 1 of 13 Fees: \$215.50  
Skagit County Auditor

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Laura Minton Breckenridge  
Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022-4911  
DEC 15 2022

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

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

**Document Title:** QUIT CLAIM DEED  
**Grantor:** Albert Family Partnership, a Washington general partnership  
**Grantee:** The Albert Family Investment, L.L.C., a Washington limited liability company  
**Abbreviated Legal:** Ptn. SW and SE, 31-33-4E, W.M.  
**Parcel Numbers:** P17558; P17559; P17561; P17567  
**Reference Number(s) of Documents Affected:** N/A  
**Full Legal Descriptions set forth in Exhibit A, Pages: 11-12**

**QUIT CLAIM DEED**

THE GRANTOR, Albert Family Partnership, a Washington general partnership, for and in consideration of the transfer of capital to a limited liability company (mere change in form of ownership), conveys and quit claims to The Albert Family Investment, L.L.C., a Washington limited liability company, all of Grantor's right, title and interest in and to the following described real estate, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington:

See **Exhibit A** attached hereto and by this reference incorporated herein.

SUBJECT TO: Easements, covenants, restrictions, and reservations of record.

DATED: November 30, 2022.

GRANTOR:

ALBERT FAMILY PARTNERSHIP, a Washington general partnership

By: Judy L. Reno  
Judy L. Reno, a general partner

By: \_\_\_\_\_  
Joan A. Baker, a general partner

By: \_\_\_\_\_  
Beverly M. Handshumaker, a general partner

By: \_\_\_\_\_  
Janice R. Cunningham, a general partner

By: \_\_\_\_\_  
David J. Albert, a general partner

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF CLALLAM )

On this 15<sup>TH</sup> day of November, 2022, I certify that I know or have satisfactory evidence that **Judy L. Reno** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged herself as a General Partner of Albert Family Partnership, a Washington general partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 15<sup>TH</sup> day of November, 2022.



Zachary Brandon

Printed Name ZACHARY BRANDON  
NOTARY PUBLIC in and for the State of WASHINGTON  
Residing at CLALLAM COUNTY  
My Commission Expires 27 Oct 2024



**GRANTOR:**

**ALBERT FAMILY PARTNERSHIP**, a Washington  
general partnership

By: \_\_\_\_\_  
Judy L. Reno, a general partner

By: \_\_\_\_\_  
Joan A. Baker, a general partner

By: Beverly M. Handshumaker  
Beverly M. Handshumaker, a general partner

By: \_\_\_\_\_  
Janice R. Cunningham, a general partner

By: \_\_\_\_\_  
David J. Albert, a general partner

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of November, 2022, I certify that I know or have satisfactory evidence that **Judy L. Reno** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged herself as a General Partner of Albert Family Partnership, a Washington general partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this \_\_\_\_ day of November, 2022.

\_\_\_\_\_  
Printed Name \_\_\_\_\_  
NOTARY PUBLIC in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

**GRANTOR:**

**ALBERT FAMILY PARTNERSHIP**, a Washington  
general partnership

By: \_\_\_\_\_  
Judy L. Reno, a general partner

By: \_\_\_\_\_  
Joan A. Baker, a general partner

By: \_\_\_\_\_  
Beverly M. Handshumaker, a general partner

By: Janice R. Cunningham  
Janice R. Cunningham, a general partner

By: \_\_\_\_\_  
David J. Albert, a general partner

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of November, 2022, I certify that I know or have satisfactory evidence that **Judy L. Reno** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged herself as a General Partner of Albert Family Partnership, a Washington general partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this \_\_\_\_ day of November, 2022.

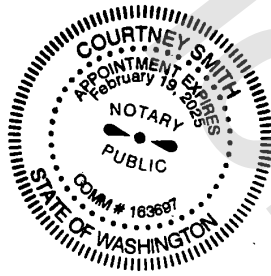
\_\_\_\_\_  
Printed Name \_\_\_\_\_  
NOTARY PUBLIC in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_



STATE OF Washington )  
COUNTY OF Skagit ) ss.

On this 10<sup>TH</sup> day of November, 2022, I certify that I know or have satisfactory evidence that **Joan A. Baker** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged herself as a General Partner of Albert Family Partnership, a Washington general partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 10<sup>TH</sup> day of November, 2022.



[Signature]

Printed Name Courtney Smith  
NOTARY PUBLIC in and for the State of Washington  
Residing at Burlington  
My Commission Expires 2-19-2025

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

On this \_\_\_ day of November, 2022, I certify that I know or have satisfactory evidence that **Beverly M. Handshumaker** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged herself as a General Partner of Albert Family Partnership, a Washington general partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this \_\_\_ day of November, 2022.

Printed Name \_\_\_\_\_  
NOTARY PUBLIC in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of November, 2022, I certify that I know or have satisfactory evidence that **Joan A. Baker** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged herself as a General Partner of Albert Family Partnership, a Washington general partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

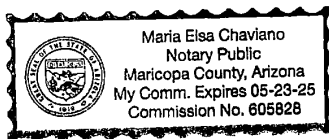
GIVEN UNDER MY HAND AND OFFICIAL SEAL this \_\_\_\_ day of November, 2022.

\_\_\_\_\_  
Printed Name \_\_\_\_\_  
NOTARY PUBLIC in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

On this 14 day of November, 2022, I certify that I know or have satisfactory evidence that **Beverly M. Handshumaker** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged herself as a General Partner of Albert Family Partnership, a Washington general partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 14 day of November, 2022.



Maria Elsa Chaviano  
Printed Name Maria Elsa Chaviano  
NOTARY PUBLIC in and for the State of Arizona  
Residing at Gilbert, Arizona  
My Commission Expires 05-23-25

STATE OF Arizona )  
 ) ss.  
COUNTY OF PINAL )

On this 15 day of November, 2022, I certify that I know or have satisfactory evidence that **Janice Cunningham** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged herself as a General Partner of Albert Family Partnership, a Washington general partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 15 day of November, 2022.



Mikayla A. Strader  
Printed Name Mikayla A. Strader  
NOTARY PUBLIC in and for the State of Arizona  
Residing at PINAL COUNTY, AZ  
My Commission Expires 2/24/29

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of November, 2022, I certify that I know or have satisfactory evidence that **David J. Albert** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged himself as a General Partner of Albert Family Partnership, a Washington general partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this \_\_\_\_\_ day of November, 2022.

\_\_\_\_\_  
Printed Name \_\_\_\_\_  
NOTARY PUBLIC in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of November, 2022, I certify that I know or have satisfactory evidence that **Janice Cunningham** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged herself as a General Partner of Albert Family Partnership, a Washington general partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this \_\_\_\_ day of November, 2022.

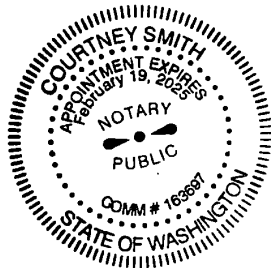
\_\_\_\_\_  
Printed Name \_\_\_\_\_  
NOTARY PUBLIC in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

STATE OF Washington )  
 ) ss.  
COUNTY OF Skagit )

On this 11<sup>TH</sup> day of November, 2022, I certify that I know or have satisfactory evidence that **David J. Albert** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged himself as a General Partner of Albert Family Partnership, a Washington general partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 11 day of November, 2022.

*Courtney Smith*



\_\_\_\_\_  
Printed Name Courtney Smith  
NOTARY PUBLIC in and for the State of Washington  
Residing at Burlington, WA  
My Commission Expires 2-19-2025

## EXHIBIT A

## LEGAL DESCRIPTIONS

**Parcel A:**

That portion of the South half of the Southwest quarter of Section 31, Township 33 North, Range 4 East, W.M., lying Easterly of the Seattle and Montana Railway Company (now Burlington Northern railway) railroad right of way conveyed by Deed dated and recorded October 14, 1890, in Volume 13 of Deeds, Pages 341 and 342, running through said subdivision; except Dyke, ditch and Road rights of way, except that portion conveyed to Skagit County for Road by Deed dated July 2, 1996 and recorded in Book 67 of Deeds, Page 303, under Auditor's File No. 58562, and except that Portion thereof lying within the Boundaries of the following described Tract:

- 1) BEGINNING at a point 602.67 feet North and 26.21 feet East of the Southwest corner of the Southwest quarter of the Southeast quarter of Section 31, Township 33 North, Range 4 East, W.M.; thence North  $74^{\circ} 29'$  West, 337.87 feet; thence Northeast to a point 50 feet East of the Northwest corner of the Southwest quarter of the Southeast quarter of said Section 31; thence East along the said quarter Section line 428 feet, more or less, to an existing fence; thence Southwest to the place of beginning.
- 2) BEGINNING at the South quarter corner of said Section 31; thence North  $88^{\circ} 50' 24''$  West along the South line of said Section 31, a distance of 666.67 feet to the true point of beginning; thence continue North  $88^{\circ} 50' 24''$  West, a distance of 192.37 feet; thence North  $34^{\circ} 11' 00''$  East, a distance of 840.01 feet; thence South  $41^{\circ} 13' 57''$  East, a distance of 166.66 feet; thence South  $34^{\circ} 11' 00''$  West, a distance of 693.21 feet to the true point of beginning.
- 3) BEGINNING at a point 302.67 feet North and 26.21 feet East of the South quarter corner of said Section 31, the North and South centerline of said Section bears North  $0^{\circ} 24'$  West; thence North  $1^{\circ} 03''$  East, 300.00 feet; thence North  $74^{\circ} 29''$  West, 257.87 feet; thence South  $43^{\circ} 43'$  West, 107.2 feet; thence South  $46^{\circ} 23'$  East, 316.14 feet; thence South  $50^{\circ} 12'$  East, 114.9 feet to the point of beginning.
- 4) That portion of the Southeast quarter of the Southwest quarter of Section 31, Township 33 North, Range 4 East, W.M., lying Southeasterly of a line projected North  $34^{\circ} 11' 00''$  East from a point on the South line of said Section which is North  $88^{\circ} 50' 24''$  West a distance of 666.67 feet from the South quarter corner of said Section and lying Southwesterly of a line described as follows:

BEGINNING at a point 302.67 feet North and 26.21 feet East of the South Quarter corner of said Section being the Southeast corner of a Tract Conveyed to Thelma M. Swanson by Deed dated September 25, 1974, and Recorded September 26, 1974, under Auditor's File No. 807943; thence North  $50^{\circ} 12'$  West along the South line thereof a distance of 114.9 feet to the Southwest corner of said Swanson Tract; thence North  $46^{\circ} 23'$  West to its Intersection with the line first above described projected North  $34^{\circ} 11' 00''$  East from the South line of said Section.

**Parcel B:**

That portion of the North half of the Southwest quarter and the Northwest Quarter of the Southeast quarter lying Easterly of the Seattle and Montana Railway Company (now Burlington Northern railway) railroad right of way as conveyed by Deed dated and recorded October 14, 1890 in Volume 13 of Deeds, Pages 341 and 342, and lying Westerly of the West lines of

Lots 1 and 2 of Skagit County revised Short Plat No. 33-79, approved May 6, 1980, and filed in Volume 4 of Short Plats, Page 83, except the following described Tracts:

- 1) a Tract of land in the Northeast quarter of the Southwest quarter of Section 31, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 176.58 feet North and 652.23 feet West of the Southeast corner of above described subdivision, the East line of said Subdivision bears North  $0^{\circ} 24'$  West; thence North  $66^{\circ} 02'$  West, 120.0 feet; thence

South 38° 32' West, 105.24 feet; thence South 52° 26' 30" East, 173.13 feet; thence North 14° 48' East, 141.4 feet to the point of beginning.

- 2) Dike and ditch right of way and except that portion conveyed to Skagit County by Deed dated July 2, 1906 and recorded in Book 67 of Deeds, Page 303, under Auditor's File No. 58662, and State Highway #530.

Situate in the County of Skagit, State of Washington.

**NATURAL RESOURCE LAND DISCLOSURE**  
Skagit County



**Right to Manage Natural Resource Lands Disclosure**

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County.

A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural