

WHEN RECORDED RETURN TO:  
Thaison Nguyen  
15520 Larch Way  
Lynnwood, WA 98087

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20235863  
Date 03/20/2023

208383-LT

## QUITCLAIM DEED

**Grantor(s):** NGUKER LLC, a Washington limited liability company

**Grantee(s):** Thaison Nguyen, a married person and  
Ryan Barker, a married person

**Abbreviated Legal Description(s):**  
LOT 25, BLOCK 2, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS,  
PAGES 49 TO 54, INCLUSIVE, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

**Complete legal description(s) is/are on Page 2 of this document**

**Commonly known as:**  
34750 S Shore Dr Mount Vernon, WA 98274

**Tax Parcel ID(s):** P66657 3938-002-025-0008

For ZERO DOLLAR (\$0), GRANTOR, NGUKER LLC, a Washington Limited liability company, conveys and quit claims to GRANTEES, Thaison Nguyen, a married person and Ryan Barker, a married person, the following described real property and improvements, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

LOT 25, BLOCK 2 "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2" ACCORDING  
TO PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 49 TO 54,  
INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

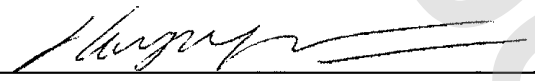
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF  
WASHINGTON.


Assessor's Parcel Number: P66657 3938-002-025-0008  
Commonly Known As: 34750 S Shore Dr  
Mount Vernon, WA 98274

DATED this 14 day of March, 2023.

GRANTOR:  Gouverneur  
NGUKER LLC

GRANTOR:  Gouverneur  
NGUKER LLC

GRANTEE:   
Thaison Nguyen, a married person

GRANTEE:   
Ryan Barker, a married person

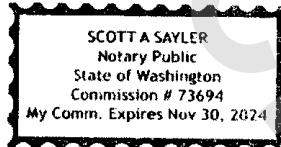
State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Thaison Nguyen (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it is to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 14, 2023

(Seal or stamp)



Signature

Scott A. Saylor Notary Public

Title

My appointment expires: 11/30/24

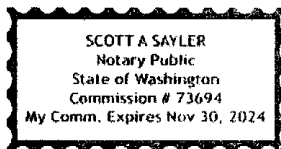
State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Ryan Barker (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it is to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 14, 2023

(Seal or stamp)



Signature

Scott A. Saylor Notary Public

Title

My appointment expires: 11/30/24

Mail Tax Statement To:

Thaison Nguyen

15520 Larch Way

Lynnwood, WA 98087