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Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 6072

APR 10 2023

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

QUIT CLAIM DEED

GRANTOR: F. Adair Orr Family LLC, a Washington Limited Liability Company

GRANTEES: Francis A. Orr and Rose Marie Orr, husband and wife

ABBREVIATED LEGAL DESCRIPTION: Ptn of SW ¼ of Section 3, Twp 34 N R 2E W.M. See complete legal description below

ASSESSOR'S TAX/PARCEL NUMBER: 340203-3-020-0005 / P19753

The Grantor, the F. Adair Orr Family LLC, for and in consideration of dissolution of said LLC and distribution of its assets, and for no other consideration, hereby conveys and quit claims to the Grantees, Francis A. Orr and Rose Marie Orr, all of the Grantor's interest in the following described real property, including the improvements thereon, situate in Skagit County, Washington, including any interest which the Grantor may hereafter acquire in the said property:

PARCEL "A":

The North ½, EXCEPT the North 55 feet of the following described tract:

The West 165 feet of the North ½ of the Southeast ¼ of the Southwest ¼ of Section 3, Township 34 North, Range 2 East, W.M.;

EXCEPT the north 40 feet thereof;

ALSO EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded March 12, 1934, under Auditor's File Number 260772, records of Skagit County, Washington;

ALSO EXCEPT that portion conveyed to Skagit County for road by deed recorded March 31, 1998, under Auditor's File Number 9803310111, records of Skagit County, Washington.

PARCEL "B":

That certain tract of land in the Southeast ¼ of the Southwest ¼ of Section 3, Township 34 North, Range 2 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of the certain tract of land as conveyed to Ronald Closson by Statutory Warranty Deed recorded under Auditor's File Number 8106290044, records of Skagit County, Washington; thence South 1 06'09" West along the East line of said Closson Tract 55.02 feet to the true point of beginning; thence South 1 06'09" West along said East line, 228.33 feet to the Southeast corner of Closson Tract; thence North 89 55'37" East, 39.75 feet; thence North 1 06'09" East parallel with the East line of said Closson Tract, 228.43 feet, thence South 89 46'49" West 39.75 feet to the true point of beginning.

It is the intent of the Grantor by this instrument to divest itself of any ownership interest in the above-described property, and to establish said property as the property of the Grantees as named herein.

Francis Orr _____ 6 APRIL 2023
F. Adair Orr Family LLC, Grantor Date
By: Francis Orr

Rose Marie Orr _____ 6 April 2023
F. Adair Orr Family LLC, Grantor Date
By: Rose Marie Orr

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that by satisfactory identification, Francis Orr and Rose Marie Orr appeared before me on the date below written, and said persons then signed the within and foregoing instrument, and acknowledged it to be the free and voluntary act of the F Adair Orr Family LLC and further acknowledged their full authority to act for said LLC.

SUBSCRIBED to before me this 6th of April, 2023.



Claudia Ridgway

Claudia Ridgway
Notary Public in and for the
State of Washington,
residing at Mount Vernon
My appointment expires 01/17/2026

UNOFFICIAL DOCUMENT