

**202304270146**04/27/2023 12:39 PM Pages: 1 of 12 Fees: \$214.50
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**

2023 6274

APR 27 2023

Amount Paid \$0
Skagit Co. TreasurerBy  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, having taken title as The Albert Partnership, a Washington general partnership
Grantee: The Albert Family Investment, L.L.C., a Washington limited liability company
Abbreviated Legal: TAX 16 BEG 1277.64FT S & 1419.72FT E OF CTR SD SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., THE E & W C/L SD SEC BEARS E & W SD PT IS 30.0FT ELY OF NP RLY ELY R/W LI MEAS AT R/A TH SELY ALG LI 30.0FT ELY & PLT SD ELY R/W LI TAP 1327.64FT S & 1442.55FT E OF CTR SD SEC TH E 137FT M/L TO SHR LK MCMURRAY TH NLY ALG SD SHR LI TAP BEARS E FR POB TH W 181.1FT M/L TPB

A PTN GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DAF COM AT CTR SD SEC TH S 87-35-31 E 1419.72FT ALG E/W C/L SD SEC TH S 02-24-29 W 1277.64FT TO SW CRN LOT 18 HULLS WATERFRONT TR TH N 87-35-31 W 32.66FT PLW SD E/W C/L TO ELY MGN BURLINGTON NORTHERN R/R CO R/W AAP ON CRV CTR WH IS N 69-23-32 E 1382.69FT FR SD PT SD PT BEING TPB TH SLY ALG ARC OF SD CRV HAVG RAD 1382.69FT THRU C/A 2-16-15 ARC DIST 54.80FT TAP S 02-24-29 W 1327.64FT FR SD E/W C/L TH N 87-35-31 W 164.12FT TO WLY MGN SD FORMER R/R R/W AAP ON CRV CTR N 69-44-35 E 1532.69FT FR SD PT TH NLY ALG ARC SD CRV HAVG RAD 1532.69FT THRU C/A 2-00-40 AN ARC DIST 53.80FT TAP THAT IS S 02-24-29 W 1277.64FT FR SD E/W C/L TH S 87-35-31 E 161.56FT PLW SD E/W C/L TTPB

Parcel Numbers: P17214; P17255
Reference Number(s) of Documents Affected: N/A
Full Legal Descriptions set forth in Exhibit A, Page 11

QUIT CLAIM DEED

THE GRANTOR, Albert Family Partnership, a Washington general partnership, having taken title as The Albert 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: April 27, 2023.

GRANTOR:

ALBERT FAMILY PARTNERSHIP, a Washington general partnership, having taken title as THE ALBERT 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 15th 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 15th 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, having taken title as THE
ALBERT PARTNERSHIP, a Washington general
partnership

By: _____
Judy L. Reno, a general partner

By: Joan A Baker
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 _____)
) 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.

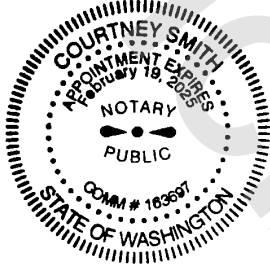
GIVEN UNDER MY HAND AND OFFICIAL SEAL this ____ day of November, 2022.

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

STATE OF Washington)
COUNTY OF Skagit) ss.

On this 10TH 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 10TH 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

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 _____

GRANTOR:

ALBERT FAMILY PARTNERSHIP, a Washington
general partnership, having taken title as **THE**
ALBERT 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 _____

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.

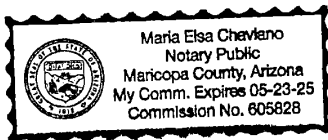
GIVEN UNDER MY HAND AND OFFICIAL SEAL this ____ day of November, 2022.

 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.



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

GRANTOR:

ALBERT FAMILY PARTNERSHIP, a Washington general partnership, having taken title as THE ALBERT 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 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 Ann Strader
 Printed Name MIKAYLA A. STRADER
 NOTARY PUBLIC in and for the State of Arizona
 Residing at Pinal County, AZ
 My Commission Expires 2/24/25

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 _____

GRANTOR:

ALBERT FAMILY PARTNERSHIP, a Washington general partnership, having taken title as THE ALBERT 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, 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 _____)
) 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.

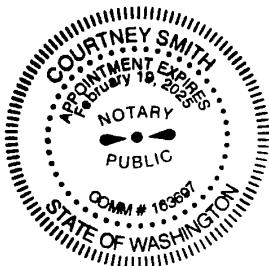
GIVEN UNDER MY HAND AND OFFICIAL SEAL this ____ day of November, 2022.

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

STATE OF Washington)
) ss.
 COUNTY OF Snohomish)

On this 11TH 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 11TH day of November, 2022.



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

EXHIBIT A
LEGAL DESCRIPTION

Parcel A

A tract of land in Government Lots 4 and 5, Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point 1277.64 feet South and 1419.72 feet East of the center of said Section 25, the East and West center line of said Section 25 bears East and West and the above said point is 30 feet Easterly of the Northern Pacific Railway Company railroad Easterly right of way line measured at right angles thereto; thence Southeasterly along a line which is 30 feet Easterly and parallel to the said Easterly railroad right of way line to a point which is 1327.64 feet South and 1442.55 feet East of the center of said Section 25; thence East 137.5 feet, more or less, to the shore of Lake McMurray; thence Northerly along said lake shore line to a point which bears East from the point of beginning; thence West 181.1 feet, more or less, to the Point of Beginning.

Parcel B

A portion of Government Lot 4, Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the center of said Section 25; thence South 87 degrees 35'31" East 1419.72 feet along the East-West centerline of said section; thence South 02 degrees 24'29" West 1277.64 feet to the Southwest corner of Lot 18, Hull's Waterfront Tracts, as per plat thereof recorded in Volume 7 of Plats, page 33, records of Skagit County, Washington; thence North 87 degrees 35'31" West 32.66 feet parallel with said East-West centerline to the Easterly margin of the former Northern Pacific Railway Company (now Burlington Northern Railroad Company) right-of-way at a point on a curve the center of which is North 69 degrees 23'32" East 1382.69 feet from said point, said point being the True Point of Beginning; thence Southerly along the arc of said curve having a radius of 1382.69 feet, through a central angle of 2 degrees 16'15", an arc distance of 54.80 feet to a point that is South 2 degrees 24'29" West 1327.64 feet from said East-West centerline; thence North 87 degrees 35'31" West 164.12 feet to the Westerly margin of said former railroad right-of-way at a point on a curve the center of which is North 69 degrees 44'35" East 1532.69 feet, from said point; thence Northerly along the arc of said curve having a radius of 1532.69 feet, through a central angle of 2 degrees 00'40", an arc distance of 53.80 feet to a point that is South 02 degrees 24'29" West 1277.64 feet from said East-West centerline; thence South 87 degrees 35'31" East 161.56 feet parallel with said East-West centerline to the True Point of Beginning.

Situate in the County of Skagit, State of Washington.