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

OOO A 4274

APR 27 2023

Amount Paid \$-Skagit Co. Treasurer
By 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.

\mathbf{A}	LBERT FAMILY PARTNERSHIP, a Washington
	general partnership, having taken title as THE
	ALBERT PARTNERSHIP, a Washington general
	partnership
	By: Muy f Remo, a general partner
	Judy/IL. Reno, a general partner
	V
	By:
	Joan A. Baker, a general partner
	, ,
	By:
	Beverly M. Handshumaker, a general partner
	20 votaj van transportantor, a general partito
	Ву:
	By: Janice R. Cunningham, a general partner
	James R. Cummigham, a general partier
	D
	By:
	David J. Albert, a general partner

STATE OF WASHENGTON) SS.
COUNTY OF CLAUREN)

On this 15 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 day of November, 2022.

CAAFY BANGO AND CONTROL OF THE PROPERTY OF THE

Printed Name Zacuary TSRAMONI
NOTARY PUBLIC in and for the State of Wassenston
Residing at Clauser County

My Commission Expires 27 Oct 2024

	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:
	By: David J. Albert, a general partner
STATE OF) ss. COUNTY OF)	
that Judy L. Reno is the person who appears signed this instrument, on oath stated that acknowledged herself as a General Partner	2, I certify that I know or have satisfactory evidence ed before me, and said person acknowledged that she she was authorized to execute the instrument and of Albert Family Partnership, a Washington general of such party for the uses and purposes mentioned in
Given Under My Hand and Offici.	AL SEAL thisday of November, 2022.
NOTA: Residi	d Name RY PUBLIC in and for the State of ing at ommission Expires

		04/21/2023 12.33 PW Page 5 01 12
	Muching to	
	STATE OF VOSMING YOU	
	STATE OF Wushing fon) ss.	
	that Joan A. Baker is the person wh she signed this instrument, on oath st acknowledged herself as a General P partnership, to be the free and volunta the instrument.	er, 2022, I certify that I know or have satisfactory evidence to appeared before me, and said person acknowledged that ated that she was authorized to execute the instrument and artner of Albert Family Partnership, a Washington general ary act of such party for the uses and purposes mentioned in OFFICIAL SEAL this day of November, 2022. Printed Name Courtney Smith NOTARY PUBLIC in and for the State of Washington Residing at Burlington, washington My Commission Expires 2-19-2025
	WASHINITI	
•	STATE OF)	
	COUNTY OF) ss.	
	,	
	that Beverly M. Handshumaker is acknowledged that she signed this in the instrument and acknowledged he	er, 2022, I certify that I know or have satisfactory evidence is the person who appeared before me, and said person strument, on oath stated that she was authorized to execute riself as a General Partner of Albert Family Partnership, a see the free and voluntary act of such party for the uses and
	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

	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:
	By:
STATE OF) ss.	
that Judy L. Reno is the person who apsigned this instrument, on oath stated acknowledged herself as a General Parpartnership, to be the free and voluntary the instrument.	, 2022, I certify that I know or have satisfactory evidence opeared before me, and said person acknowledged that she I that she was authorized to execute the instrument and other of Albert Family Partnership, a Washington generally act of such party for the uses and purposes mentioned in DEFICIAL SEAL this day of November, 2022.
GIVEN UNDER MY HAND AND O	reficial 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	_)
	November, 2022, I certify that I know or have satisfactory evidence
	person who appeared before me, and said person acknowledged that
	, on oath stated that she was authorized to execute the instrument and
	General Partner of Albert Family Partnership, a Washington general
	and voluntary act of such party for the uses and purposes mentioned in
the instrument.	
Crury Hypen My	HAND AND OFFICIAL STAY 4his How of November 2002
GIVEN UNDER MIY	HAND AND OFFICIAL SEAL this day of November, 2022.
	Printed Name
	Residing at
	My Commission Expires
STATE OF An 12000	
COUNTY OF Markey	,

On this P 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 <u>Muriu</u> Elsu Churicumo

NOTARY PUBLIC in and for the State of <u>Auroria</u>

Residing at <u>Gilbert</u>, Auroria

My Commission Expires <u>05-23-25</u>

	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:
	By: David J. Albert, a general partner
STATE OF) ss. COUNTY OF)	
that Judy L. Reno is the person who appearing this instrument, on oath stated that acknowledged herself as a General Partner.	022, I certify that I know or have satisfactory evidence eared before me, and said person acknowledged that she hat she was authorized to execute the instrument and er of Albert Family Partnership, a Washington general act of such party for the uses and purposes mentioned in
GIVEN UNDER MY HAND AND OFF	ICIAL SEAL thisday of November, 2022.
No Re	inted Name OTARY PUBLIC in and for the State of saiding at
	y Commission Expires

	04/27/2023 12:39 PM Page 9 of 12
STATE OF AVILINA)	
COUNTY OF $\mathcal{O}(\mathcal{O})$ ss.	
On this \ \ \ day of November	2022 I contifu that I know on have satisfactory evidence
that Janice Cunningham is the person that she signed this instrument, on oat and acknowledged herself as a Gen	er, 2022, I certify that I know or have satisfactory evidence on who appeared before me, and said person acknowledged th stated that she was authorized to execute the instrument eral Partner of Albert Family Partnership, a Washington and voluntary act of such party for the uses and purposes
	VA
GIVEN UNDER MY HAND AND	OFFICIAL SEAL this May of November, 2022.
STRADES OF THE STRADES OF THE STRADES OF THE STRADES OF THE STRANES OF THE STRANE	Printed Name MIKONIO A. GAVAGUV
	NOTARY PUBLIC in and for the State of WYLLMA
	Residing at DINGY COUNTY (47)
11/1/2/ 02/2 Aris 11/1	My Commission Expires 2/24/25
William.	
, CTATE OF	
\STATE OF)) ss.	
COUNTY OF)	
On this day of November	er, 2022, I certify that I know or have satisfactory evidence
	ho appeared before me, and said person acknowledged that
	ated that he was authorized to execute the instrument and
	Partner of Albert Family Partnership, a Washington general
	ary 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.
GIVEN ONDER WIT HAND SAND	Official Blat tillstay of November, 2022.
	Printed Name
	Printed Name NOTARY PUBLIC in and for the State of
	Residing at

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:
	By: David J. Albert, a general partner
STATE OF) ss.	
COUNTY OF)	
that Judy L. Reno is the person who appeared signed this instrument, on oath stated that shacknowledged herself as a General Partner of	I certify that I know or have satisfactory evidence before me, and said person acknowledged that she he was authorized to execute the instrument and Albert Family Partnership, a Washington general such party for the uses and purposes mentioned in
Given Under My Hand and Official	SEAL this day of November, 2022.
Residing	PUBLIC in and for the State of

STATE OF)			
COUNTY OF) 33.			
COOM11 OF	/			
				satisfactory evidence
that Janice Cunninghan				
that she signed this instr	ument, on oath sta	ted that she wa	as authorized to e	xecute the instrument
and acknowledged hers	elf as a General P	artner of Albe	ert Family Partne	ership, a Washington
general partnership, to 1				
mentioned in the instrum			swer purely for the	ne abes and purposes
montioned in the histran	iont.			
GIVEN LINDER M	Y HAND AND OFFIC	IAI SEAI this	day of Novem	her 2022
GIVEN ONDER W	I TIMIND AND OTTIC	THE DEAL UNIS _	duy of 110 voin	1001, 2022.
			**	
	Print	ed Name		
	Nota	ARY PUBLIC in and	d for the State of	
/	Resid	ling at		
	My (Commission Expir	res	

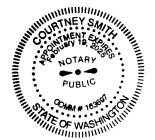
STATE OF Washington

COUNTY OF Skagit

ss.

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 Courtney Smith

NOTARY PUBLIC in and for the State of WA
Residing at Burling for 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) rightof-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.