

When recorded return to:

Greg Kreider
1010 22nd Street
Anacortes WA 98221

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20236530
Date 05/18/2023

**ACCOMMODATION
RECORDING ONLY**

QUIT CLAIM DEED

M22643

THE GRANTOR(S) Greg Kreider, an unmarried person for and in consideration of no consideration, mere change of identity, individual to Corporation, 458-61A-211(2)(a) in hand paid, conveys and quit claims to K Ave LLC, a Washington Limited Liability Company the following described real estate, situated in the County of State of Washington together with all after acquired title of the grantor(s) herein:

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn NW/NE; Sec. 25, Twn 35N, Rg 1 E

Tax Parcel Number(s): 350125-0-017-0000/P31955

Dated: May 17, 2023

[Signature]
Greg Kreider

State of WA

County of Skagit

This record was acknowledged before me on 17 day of May, 2023 by Greg Kreider.

[Signature]
Signature

LPD Notary Public
Title

My commission expires: Aug 30, 2025



Exhibit "A"

PARCEL "A":

That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North $89^{\circ}37'35''$ East 942.670 feet;
thence due South 132.655 feet to the true point of beginning of this description;
thence continuing due South 155.062 feet;
thence South $89^{\circ}52'42''$ East 147.842 feet, more or less, to the West line of the "PLAT OF J. H. HAVEKOST'S ADDITION TO ANACORTES, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 1 of Plats, page 23, records of Skagit County, Washington;
thence North $0^{\circ}02'18''$ East along the West line of said plat 155.290 feet;
thence North $89^{\circ}59'58''$ West 147.946 feet to the true point of beginning,

EXCEPT that portion, if any, lying within "K" Avenue,

ALSO EXCEPT that portion conveyed to the City of Anacortes for road, highway and utility purposes by deed recorded July 7, 1980, under Auditor's File No. 8007070009, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North $89^{\circ}37'35''$ East 942.670 feet;
thence due South 132.655 feet to the true point of beginning;
thence West to a fence line as it existed on July 14, 1978, and as described in Deed recorded August 14, 1978, under Auditor's File No. 885480, records of Skagit County, Washington;
thence South along said fence to an intersection with the South line of Parcel "C" of Survey recorded March 28, 1978, under Auditor's File No. 876291, records of Skagit County, Washington, projected Westerly;
thence East along said line to the Southwest corner of said Parcel "C";
thence due North to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.