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
07/14/2023 03:51 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Eastside Funding, LLC
3927 Lake Washington BLVD NE
Kirkland WA 98033

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 14 2023

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

Filed for Record at Request of:

Eastside Funding, LLC

QUIT CLAIM DEED

THE GRANTOR(S) Eastside Funding, LLC

for and in consideration of to release security interest only as reflected in Trustee's Deed recorded prior hereto
conveys and quit claims to Biston Development, LLC

the following described real estate, situated in the County of Skagit.

State of Washington :


SEE ATTACHED "EXHIBIT A" FOR COMPLETE LEGAL DESCRIPTION

Abbreviated Legal: PTN SW, 19-36-05 AKA PARCEL NO. 32 SURVEY 805666

This Quit Claim Deed is not intended to release or reconvey the beneficial interest in favor of Grantor in any Deed of Trust or other security instrument recorded subsequent hereto.

Assessor's Property Tax Parcel/Account Number: 36051900095002, P51072

Dated: 6/30/2023

By  _____

STATE OF Washington

)-ss

COUNTY OF King

I certify that I know or have satisfactory evidence that Karla J Hurst
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the Authorized Signer of Eastside Funding, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6/30/2023

[Signature]
Notary Public in and for the state of Washington

My appointment expires:

6-30-2024

WA-22-946670-SW EXHIBIT A APN: P51072/360519 0 009 5002

PARCEL A: THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN IN SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION (CENTER OF SAID SECTION);

THENCE SOUTH 0 DEGREES 27 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF SAID SUBDIVISION 599.60 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0 DEGREES 27 MINUTES 53 SECONDS EAST 299.80 FEET;

THENCE NORTH 86 DEGREES 16 MINUTES 01 SECOND WEST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 738.50 FEET;

THENCE NORTH 0 DEGREES 57 MINUTES 16 SECONDS WEST 300.00 FEET;

THENCE SOUTH 86 DEGREES 16 MINUTES 01 SECOND EAST 741.07 FEET TO THE POINT OF BEGINNING MORE COMMONLY KNOWN AS PARCEL NO. 32 OF THE RECORD OF SURVEY FILED IN VOLUME 1 OF SURVEYS ON PAGE 85, UNDER AUDITORS FILE NO. 805666 AND AS SUPPLEMENTED BY MAP FILED IN VOLUME 1 OF SURVEYS ON PAGE 110 UNDER AUDITORS FILE NO. 809463, RECORDS OF SAID COUNTY.

PARCEL A-1: A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS A STRIP OF LAND LYING IN SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M. WHICH IS 60.00 FEET IN WIDTH BEING 30.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3 IN SAID SECTION;

THENCE NORTH 0 DEGREES 17 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION, 30.33 FEET TO THE POINT OF BEGINNING;

THENCE NORTHEASTERLY THE FOLLOWING COURSES AND DISTANCES; NORTH 59 DEGREES 27 MINUTES 49 SECONDS EAST 242.43 FEET; NORTH 34 DEGREES 30 MINUTES 21 SECONDS EAST 254.74 FEET; NORTH 11 DEGREES 05 MINUTES 01 SECOND EAST 416.22 FEET; NORTH 8 DEGREES 14 MINUTES 41 SECONDS EAST 628.27 FEET; NORTH 17 DEGREES 38 MINUTES 56 SECONDS EAST 117.83 FEET; NORTH 35 DEGREES 18 MINUTES 26 SECONDS EAST 207.71 FEET; NORTH 26 DEGREES 20 MINUTES 26 SECONDS EAST 277.11 FEET; NORTH 60 DEGREES 34 MINUTES 24 SECONDS EAST 141.95 FEET; SOUTH 71 DEGREES 59 MINUTES 36 SECONDS EAST 320.00 FEET; SOUTH 86 DEGREES 16 MINUTES 01 SECOND EAST 1755.22 FEET AND THE TERMINUS OF SAID EASEMENT, SAID TERMINUS HAVING A 45.00 FOOT TURNAROUND RADIUS.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS A STRIP OF LAND IN THE WEST 1/2 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST W.M. IN SKAGIT COUNTY, WASHINGTON, WHICH IS 60.00 FEET IN WIDTH AND LIES 30.00 FEET ON BOTH SIDES OF THE FOLLOWING CENTER LINE. COMMENCING AT THE CENTER OF SAID SECTION;

THENCE NORTH 86 DEGREES 16 MINUTES 01 SECOND WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 364.02 FEET;

THENCE NORTH 0 DEGREES 56 MINUTES 29 SECONDS EAST 662.11 FEET;

THENCE NORTH 86 DEGREES 16 MINUTES 01 SECOND WEST 03.04 FEET TO THE POINT OF BEGINNING;

THENCE SOUTHERLY THE FOLLOWING COURSES AND DISTANCES: SOUTH 5 DEGREES 57 MINUTES 13 SECONDS WEST 515.87 FEET, SOUTH 14 DEGREES 22 MINUTES 03 SECONDS EAST 172.10 FEET; SOUTH 8 DEGREES 32 MINUTES 57 SECONDS WEST 592.85 FEET, SOUTH 7 DEGREES 56 MINUTES 25 SECONDS EAST 451.25 FEET, SOUTH 53 DEGREES 09 MINUTES 55 SECONDS EAST 266.54 FEET TO THE TERMINUS OF SAID EASEMENT, SAID TERMINUS HAVING A TURNAROUND RADIUS OF 45.00 FEET.

SITUATED IN SKAGIT COUNTY, WASHINGTON.