

**AFTER RECORDING RETURN TO:**

Lawrence S. Glosser  
Ahlers Cressman & Sleight PLLC  
1325 Fourth Avenue, Suite 1850  
Seattle, WA 98101

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Kaylee Oudman  
Affidavit No. 20238758  
Date 11/15/2023

<b>Document Title</b>	Quit Claim Deed
<b>Reference Number(s) of Related Documents</b>	
<b>Grantor</b>	John F. Manning and Elizabeth J. Powell
<b>Grantee</b>	50875 HORNBECK LANE, LLC
<b>APN</b>	P44868
<b>Abbreviated Legal</b>	Ptn. SE ¼ of NE ¼ S 28 T35N R 9 E WM

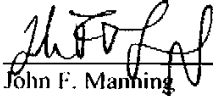
**Quit Claim Deed**

THE GRANTORS John F. Manning and Elizabeth J. Powell, husband and wife for change of identity only no other consideration conveys and quit claims 50875 HORNBECK LANE, LLC a Washington limited liability company pursuant to WAC 458-61A-211 (2)(a) the following described real estate, situated in the County of Skagit State of Washington:

**LEGAL DESCRIPTION:**

SEE EXHIBIT A  
Together with any after acquired title.

Dated: October 10, 2023

  
\_\_\_\_\_  
John F. Manning

  
\_\_\_\_\_  
Elizabeth J. Powell



**EXHIBIT A**

That portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 28, Township 35 North, Range 9 East, W.M., lying North of the highway right of way as conveyed to the State of Washington by deed recorded November 1, 1957, under Auditor's File No. 558000, records of Skagit County, Washington;

EXCEPT the following described tract:

Beginning at a point on the fence and Section line 178.5 feet North of the quarter corner of Sections 27 and 28;

thence North  $57^{\circ}30'$  West along the North right of way line of State Highway 17-A, 441 feet;

thence North  $52^{\circ}37'$  East 445 feet to the South gate post on fence and Section line;

thence South along fence and Section line 510 feet to the point of beginning;

AND EXCEPT that portion conveyed to Skagit County for road by deed recorded September 10, 1925, under Auditor's File No. 187213, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

APN 350928-1-006-0000