



202401220062

01/22/2024 02:29 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 9384
JAN 22 2024

Amount Paid \$0
Skagit Co. Treasurer
By KO Deputy

WHEN RECORDED RETURN TO:
Woodinville Law
13901 NE 175th St, Suite G
Woodinville, WA 98072

QUIT CLAIM DEED

THE GRANTOR(S): John Holmgren and Barbara Holmgren, a married couple, for and in consideration of ten dollars and no/100(\$10.00) and other good and valuable consideration, conveys and quit claims to Gary Catlin and Andrea Catlin, a married couple, the following described real estate, situated in the County of Skagit, State of Washington together with all after acquired title of the grantor(s) herein:

Tax Parcel Number: P74669/41350410160006

PARCEL A:

LOTS 15 AND 16, BLOCK 41, PLAT OF THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF LAKESIDE BOULEVARD (NOW VACATED) WHICH HAVE ATTACHED THERETO BY OPERATION OF LAW;

EXCEPT THE NORTHEASTERLY 40 FEET OF SAID PREMISES CONVEYED TO SKAGIT COUNTY BY DEED DATED OCTOBER 9, 1946, AND RECORDED OCTOBER 15, 1946, IN VOLUME 213 OF DEEDS, PAGE 368, UNDER AUDITOR'S FILE NO. 397033, RECORDS OF SKAGIT COUNTY, WASHINGTON.

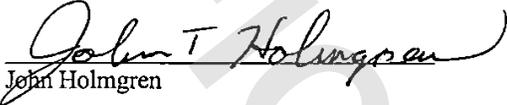
PARCEL B:

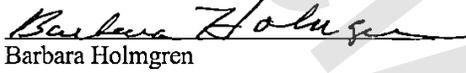
THAT PORTION OF THE 100-FOOT WIDE RAILROAD RIGHT-OF-WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AS ORIGINALLY CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY), ADJOINING BLOCK 41 OF THE PLAT OF THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, THAT LIES WESTERLY OF THE CENTERLINE OF SAID RIGHT-OF-WAY AND BETWEEN THE NORTHEASTERLY EXTENSIONS OF BOTH THE NORTHWESTERLY AND THE SOUTHEASTERLY LINES OF THAT CERTAIN TRACT OF LAND CONVEYED TO HARRY L. KLINE, ET UX BY DEED RECORDED OCTOBER 31, 1966, UNDER AUDITOR'S FILE NO. 690328, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON

Subject to any agreements, easements, reservations, restrictions, moratoriums, limitations, exceptions, covenants, conditions, rights of way, other rights of the public, zoning ordinances, deeds of trust, mortgages, liens, taxes, assessments and encumbrances of record.

Dated: January 11, 2024


John Holmgren

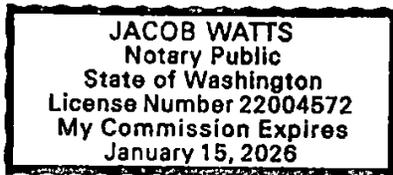

Barbara Holmgren

STATE OF WASHINGTON
COUNTY OF KING

ss.

I certify that I know or have satisfactory evidence that John Holmgren and Barbara Holmgren are the persons who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 11, 2024





Jacob T. Watts
Notary Public in and for the State of: Washington
Residing at: Woodinville
My appointment expires: 01/15/2026