



202401260045

01/26/2024 02:10 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

After Recording Return to:

Ryan Viers and Abby Viers
52701 Main Street
Rockport WA, 98283

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20249430
JAN 26 2024

Amount Paid \$0
By Skagit Co. Treasurer
Deputy

QUIT CLAIM DEED

GRANTOR(S): Steelhead Holdings Development, LLC

GRANTEE(S): Ryan Matthew Viers and Abigail Catherine Viers

ASSESSOR'S TAX/PARCEL NUMBER(S): P44715

ABBREVIATED LEGAL: PTN GOV. LOT 1, 26-35-9 E W.M.

The Grantor, Steelhead Holdings Development, LLC, not for monetary consideration, but for other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, conveys and quit claims to Ryan Matthew Viers and Abigail Catherine Viers, the Grantee, the following described real property, including any after-acquired interest of the Grantor:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREO

GRANTOR:

STEELHEAD HOLDINGS DEVELOPMENT, LLC, a Washington LLC.

DATED this 26 day of January, 2024.

Ryan Matthew Viers, Owner



Abigail Catherine Viers, Owner

STATE OF WASHINGTON

COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that Ryan Matthew Viers and Abigail Catherine Viers are the persons who appeared before me, and said persons acknowledged that he/she signed this instrument, on oath stated that he/she were authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses of purposes herein mentioned.

DATED this 26 day of January, 2024.

(SEAL)



Notary Public

Print name: Brenda L. GillockResiding at: 39393 Cape Horn RdMy appointment expires: 09-28-26

GRANTEE:

DATED this 26 day of January, 2024.

Ryan Matthew Viers
Ryan Matthew Viers

Abigail Catherine Viers
Abigail Catherine Viers

STATE OF WASHINGTON

COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that Ryan Matthew Viers and Abigail Catherine Viers are the persons who appeared before me, and said persons acknowledged that he/she signed this instrument, on oath stated that he/she were authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses of purposes herein mentioned.

DATED this 26 day of January, 2024.

(SEAL)

Brenda L. Gillock

Notary Public

Print name: Brenda L. GillockResiding at: 39393 Cape Horn RdMy appointment expires: 09-28-26

EXHIBIT "A"
LEGAL DESCRIPTION TO QUITCLAIM DEED

PARCEL "A":

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., describes as follows:

Beginning at an iron pipe that marks the Northwest corner of the land conveyed to the City of Seattle by deed dated April 26, 1920, and recorded August 6, 1920, in Volume 117 of Deeds, page 626, records of Skagit County, Washington; thence East along the North line of said land, 51.5 feet;

thence South $31^{\circ}56'30''$ East 86 feet;

thence South $58^{\circ}03'30''$ West 68.1 feet to the Westerly line of the said City of Seattle land;

thence North $21^{\circ}00'03''$ West along the Westerly line of the said City of Seattle land 87.6 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., describes as follows:

Beginning at an iron pipe that marks the Northwest corner of the land conveyed to the City of Seattle by Deed dated April 26, 1920, and recorded August 6, 1920, in Volume 117 of Deeds, page 626, records of Skagit County, Washington;

thence East along the North line of said land 51.5 feet to the point of beginning of this description;

thence North $58^{\circ}03'30''$ East along the same line 72.5 feet, more or less, to the City of Seattle land;

thence South $31^{\circ}56'30''$ East 86 feet, more or less, to the City of Seattle right of way;

thence South $58^{\circ}03'30''$ West 72.5 feet along said City of Seattle right of way;

thence North $31^{\circ}56'30''$ West 86 feet to the point of beginning.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON