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03/21/2024 08:42 AM Pages: 1 of 7 Fees: \$613.00
Skagit County Auditor

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Skagit County
Attn: Richard A. Weyrich, Skagit County Prosecuting Attorney
605 S. Third Street
Mount Vernon, WA 98273

REVIEWED BY	
SKAGIT COUNTY TREASURER	
DEPUTY	<i>Anna Thompson</i>
DATE	3-21-24

QUIT CLAIM DEED WITH GRANTEE COVENANTS AND RELEASES

Reference numbers of related documents: N/A

GRANTOR: MOUNT VERNON SCHOOL DISTRICT, a political subdivision
of the State of Washington

GRANTEE: SKAGIT COUNTY, a Washington county

ABBREVIATED LEGAL: Portion of the Northeast 1/4 of the Northeast 1/4 of Section 30,
Township 34 North, Range 4 East

Situate in the County of Skagit, State of Washington.

**ASSESSOR'S TAX
PARCEL NO(S):** P29094

I. Grant.

The Grantor, Mount Vernon School District, a political subdivision of the State of Washington ("**Grantor**"), for and in consideration of Ten Dollars (\$10.00), in hand paid, the covenants, releases and indemnity set forth herein, and other consideration in the form of that certain Settlement Agreement effective _____, 2024 between the Grantor and Grantee, hereby conveys and quit claims to Skagit County, a Washington county ("**Grantee**"), Parcel B of that certain real property located in Skagit County, Washington, and legally described on **Exhibit A** attached hereto ("**Property**"), subject to the terms and conditions set forth below.

II. Grantee's Covenants and Releases as to Parcel B as described on Exhibit A ("Covenant")

The Property is conveyed AS-IS, WHERE-IS, WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER, EXPRESS OR IMPLIED, AS TO ITS CONDITION, ENVIRONMENTAL OR OTHERWISE, OR ITS SUITABILITY OR

SUFFICIENCY FOR THE GRANTEE'S INTENDED USES AND PURPOSES. Grantee acknowledges that adverse physical, economic or other conditions (including without limitation, adverse environmental soils and groundwater conditions), either latent or patent, may exist on the Property and assumes Grantor's responsibility for all environmental conditions of the Property, known or unknown, except as limited by law.

Grantee also releases and covenants not to sue, Grantor and its past, present and future officials, employees, and agents from and for any liabilities arising out of, or in any way connected with, the condition of the Property after January 24, 1978.

Grantee's release and covenant not to sue shall include both claims by Grantee as original plaintiff against Grantor and any cross-claims, third-party claims or counterclaims claims against Grantor by Grantee related to claims made against Grantee by any parties, including Grantor arising from the Property and its condition after January 24, 1978. This release and covenant not to sue means that Grantee has no recourse against Grantor or any of its officers, employees or agents for any claim or liability with respect to the Property and its condition after January 24, 1978.

This Covenant for post-January 24, 1978 conditions shall apply regardless of whether or not Grantee is culpable, negligent or in violation of any law, ordinance, rule or regulation, and whether or not Grantor or its officials, employees or agents had, as of the date hereof, any information or documents related to the condition of the Property not known to Grantee, any statement or omission in any other document or disclosure form notwithstanding.

This Covenant is the entire agreement of the parties with respect to the subject matters of this Covenant, and supersedes any prior agreements, understandings, representations or warranties as to such matters; however, the release herein is in addition to, and shall neither impair nor be affected by, any other release by Grantee or its successors now in effect or hereafter made for the benefit of Grantor.

This Covenant is not intended to, nor shall it release, discharge or affect any rights or causes of action that Grantor or Grantee may have against any other person or entity, except as otherwise expressly stated herein, and each of the parties reserves all such rights.

[Signatures appear on following page]

Signature page to Quit Claim Deed

This Quit Claim Deed is dated this 24 day of February, 2024.

GRANTOR:

MOUNT VERNON SCHOOL DISTRICT
a political subdivision of the State of Washington

By: _____

Name: _____

Its: _____

GRANTEE:

SKAGIT COUNTY
a Washington county

By: Trisha Logue

Name: Trisha Logue

Its: Administrator

Signature page to Quit Claim Deed

This Quit Claim Deed is dated this 20 day of February, 2024.

GRANTOR:

MOUNT VERNON SCHOOL DISTRICT
a political subdivision of the State of Washington

By: [Signature]

Name: Ismael Vivanco

Its: Superintendent

GRANTEE:

SKAGIT COUNTY
a Washington county

By: [Signature]

Name: Trisha Logue

Its: Administrator

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this ____ day of _____, 2024.

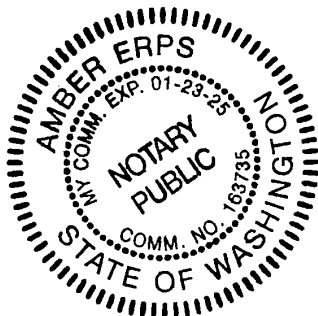
Name: _____
 NOTARY PUBLIC in and for the State of
 Washington, residing at _____

My commission expires: _____

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that County Admin. Trisha Logue is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 26 day of February 2024.

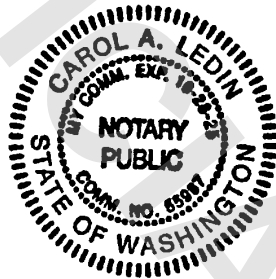


Amber Erps
 Name: Amber Erps
 NOTARY PUBLIC in and for the State of
 Washington, residing at Mount Vernon
 My commission expires: 01-23-2025

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Ismael Vivanco is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 7 day of March, 2024.

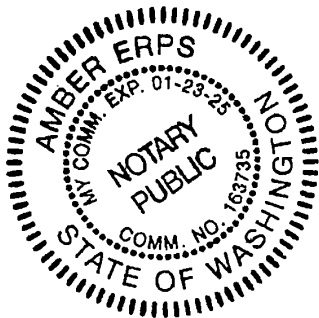


Carol A. Ledin
 Name: Carol A. Ledin
 NOTARY PUBLIC in and for the State of
 Washington, residing at
Sedro Woolley
 My commission expires: 10/25/2028

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that County Admin. Trisha Logue is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 26 day of February, 2024.



Amber Erps
 Name: Amber Erps
 NOTARY PUBLIC in and for the State of
 Washington, residing at
Mount Vernon
 My commission expires: 01-23-2025

Exhibit A**Legal Description of Property****PARCEL A:**

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 16.00 feet East of the Northeast corner of Lot 1, Block 20, of Southern Addition to the Town of Mount Vernon; thence South $89^{\circ}47'$ East along the South boundary line of Hazel Street, a distance of 376.00 feet to a point on the West boundary line of Cleveland Avenue; thence South $0^{\circ}08'30''$ West along the West boundary of Cleveland Avenue, a distance of 174.34 feet; thence North $89^{\circ}53'$ West along a line which just clears the North edge of the presently existing fence a distance of 376.00 feet; thence North $0^{\circ}08'30''$ East a distance of 175.00 feet to the Point of Beginning, LESS the West 129' on Hazel Street.

PARCEL B:

The West 129' only on Hazel Street of the Tract described as follows:

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 16.00 feet East of the Northeast corner of Lot 1, Block 20, of Southern Addition to the Town of Mount Vernon; thence South $89^{\circ}47'$ East along the South boundary line of Hazel Street, a distance of 376.00 feet to a point on the West boundary line of Cleveland Avenue; thence South $0^{\circ}08'30''$ West along the West boundary of Cleveland Avenue, a distance of 174.34 feet; thence North $89^{\circ}53'$ West along a line which just clears the North edge of the presently existing fence a distance of 376.00 feet; thence North $0^{\circ}08'30''$ East a distance of 175.00 feet to the Point of Beginning. Situate in the County of Skagit, State of Washington.