

202406210011

06/21/2024 09:52 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

Return Address:

Attn: Janet Gray
Ogden Murphy Wallace, P.L.L.C.
10655 NE 4th St Ste 312
Bellevue WA 98004-5022

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20241044
Date 06/21/2024

Washington State Recorder's Cover Sheet

Document Title: Quit Claim Deed

Reference No. of Related Documents: N/A

Grantors: Leah Kiviat and Ian Horton, a married couple

Grantee: 3321 E Blackburn LLC, a Washington limited liability company

Abbreviated Legal Description: **Parcel A:** SE ¼ SW ¼ NE ¼ Sec 28 Twp 34N Rge 4E W.M.

Parcel B: E ½ SW ¼ SW ¼ NE ¼ Sec 28 Twp 34N Rge 4E W.M.

Complete Legal Description on **Exhibit 1** (the last page of this document)

Parcel Nos.: **Parcel A:** P27991/340428-1-011-0009

Parcel B: P27990/340428-1-010-0208

Quit Claim Deed

Grantors, Leah Kiviat and Ian Horton, a married couple, in consideration of the formation and funding of the marital community's wholly-owned limited liability company, convey and quit claim to Grantee, 3321 E Blackburn LLC, a Washington limited liability company, all of their right, title and interest in the real estate described on **Exhibit 1**, including all after acquired title of the Grantors (if any).


Leah KiviatDated: June 18, 2024
Ian HortonDated: June 18, 2024

State of Washington)

) ss.

County of Whatcom)

This record was acknowledged before me on June 18th, 2024 by Leah Kiviat and Ian Horton, a married couple.

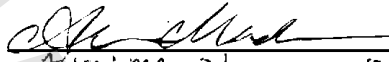
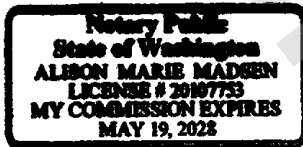

Alison Madsen [Print Name]
Notary Public
My commission expires: May 19th 2028

EXHIBIT A

Legal Description

Parcel A:

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 34 North, Range 4 East, W.M.,

EXCEPT the South 60 feet thereof conveyed to City of Mount Vernon for road purposes by deed dated February 1, 1991 and recorded February 11, 1991, under Auditor's File No. 9102110019, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel No.: P27991/340428-1-011-0009

Commonly known as: 3321 E Blackburn Rd
Mount Vernon WA 98274-8705

Parcel B:

The East $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 34 North, Range 4 East, W.M.,

EXCEPT the South 60 feet thereof conveyed to City of Mount Vernon for road purposes by deed dated February 1, 1991 and recorded February 11, 1991, under Auditor's File No. 9102110019, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel No.: P27990/340428-1-010-0208

Commonly known as: No site address
Mount Vernon WA