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07/17/2024 03:34 PM Pages: 1 of 5 Fees: \$307 50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 1380
JUL 17 2024

When Recorded Return to:

Anderson Hunter Law Firm, P.S.
ATTN: ACA
2707 Colby Avenue #1001
Everett, WA 98201

Amount Paid \$ 0
Skagit Co. Treasurer
By *LT* Deputy

QUIT CLAIM DEED

Grantor: Alchemy Group, LLC, a Washington limited liability company
Grantees: David J. Richardson and Diana L. Richardson husband and wife
Legal Description (abbreviated): Ptn Government Lot 1, 17-34N-2EWM
Assessor's Tax Parcel Nos.: P20374; XrefID: 340217-0-005-0004 and P20406; XrefID: 340217-0-029-0006

The Grantor, ALCHEMY GROUP, LLC, a Washington limited liability company, for and in consideration of transfer to its Members, in hand paid, conveys and quit claims to the Grantees, DAVID J. RICHARDSON and DIANA L. RICHARDSON, husband and wife, all of Grantor's interest in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein.

See legal description attached hereto as Exhibit A.

Skagit County Tax Parcel Nos.: P20374; XrefID: 340217-0-005-0004
P20406; XrefID: 340217-0-029-0006

DATED this 3 day of July, 2024.

ALCHEMY GROUP, LLC

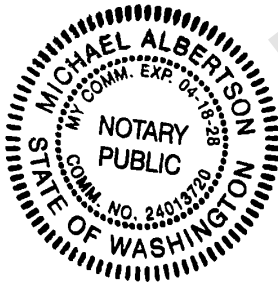
By: DAVID J. RICHARDSON, Member

By: DIANA L. RICHARDSON, Member

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

On this day personally appeared before me DAVID J. RICHARDSON and DIANA L. RICHARDSON, to me known to be the Members of Alchemy Group, LLC, a Washington limited liability company, the company that executed the within and foregoing instrument, and acknowledged to me the said instrument was the free and voluntary act and deed of said company for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument for and on its behalf.

SUBSCRIBED AND SWORN TO before me by DAVID J. RICHARDSON and DIANA L. RICHARDSON on this 3 day of July, 2024.




PRINTED NAME: Michael Albertson
NOTARY PUBLIC
in and for the State of Washington.
My commission expires: 04-18-2028

Exhibit A

THAT PORTION OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

THE SOUTH 100 FEET OF GOVERNMENT LOT 1 AND THE SOUTH 100 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LYING EASTERLY OF GIBRALTER COUNTY ROAD AS CONVEYED TO THE COUNTY BY DEED RECORDED JANUARY 12, 1939, UNDER AUDITOR'S FILE NO. 309109.

EXCEPT THAT PORTION OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200302040068;

THENCE SOUTH 88°36'09" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 1°04'54" EAST PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 85.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 85.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF SAID GOVERNMENT LOT 1;

THENCE SOUTH 88°36'09" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 357.04 FEET;

THENCE SOUTH 1°04'54" WEST FOR A DISTANCE OF 85.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1 AT A POINT BEARING SOUTH 88°36'09" EAST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°36'09" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 357.04 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH

PARCEL "A"

THAT PORTION OF GOVERNMENT LOT 2, SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF "ENTNER'S TRACTS SUBDIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 73 AND 74, RECORDS OF SKAGIT COUNTY;

THENCE NORTH 87°39'30" WEST ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 137.87 FEET;

THENCE NORTH 1°04'54" EAST FOR A DISTANCE OF 311.38 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID GOVERNMENT LOT 2 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 200302040068;

THENCE SOUTH 88°36'09" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 106.85 FEET, MORE OR LESS, TO THE NORTHERLY PROJECTION OF THE WESTERLY RIGHT-OF-WAY MARGIN OF JURA WAY AS SHOWN ON THE "PLAT OF GIBRALTER ANNEX" RECORDED IN VOLUME 9 OF PLATS, PAGES 9 AND 9 1/2, RECORDS OF SKAGIT COUNTY AUDITOR, AT A POINT BEARING NORTH 4°33'30" WEST FROM THE POINT OF BEGINNING;

THENCE SOUTH 4°33'30" EAST ALONG SAID WESTERLY RIGHT-OF-WAY MARGIN, OR MARGIN EXTENDED, OF JURA WAY, FOR A DISTANCE OF 315.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL "B"

THAT PORTION OF GOVERNMENT LOT 2, SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF "ENTNER'S TRACTS SUBDIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 73 AND 74, RECORDS OF SKAGIT COUNTY;
 THENCE NORTH 4°33'30" WEST ALONG THE WESTERLY RIGHT-OF-WAY MARGIN OF JURA WAY AS SHOWN ON THE "PLAT OF GIBRALTER ANNEX", RECORDED IN VOLUME 7 OF PLATS, PAGES 9 AND 9 1/2 FOR A DISTANCE OF 152.18 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF LOT 1 SAID "PLAT OF GIBRALTER ANNEX" AND BEING THE TRUE POINT OF BEGINNING;
 THENCE CONTINUE NORTH 4°33'30" WEST FOR A DISTANCE OF 7.60 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID GOVERNMENT LOT 2, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 200302040068;
 THENCE SOUTH 88°36'09" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 196.1 FEET, MORE OR LESS, TO SHORELINE OF SIMILK BAY;
 THENCE SOUTH 3°16'57" EAST ALONG SAID SHORELINE TO AN INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 1, "PLAT OF GIBRALTER ANNEX" AT A POINT BEARING SOUTH 88°04'30" EAST FROM THE TRUE POINT OF BEGINNING;
 THENCE NORTH 88°04'30" WEST ALONG SAID NORTH LINE OF LOT 1, "PLAT OF GIBRALTER ANNEX", OR NORTH LINE EXTENDED FOR A DISTANCE OF 196.1 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT WILL ALSO CONTAIN ANY TIDELANDS OF THE SECOND CLASS THAT ARE WITHIN THE EASTERLY PROJECTION OF THE NORTHERLY AND SOUTHERLY LINES DESCRIBED ABOVE.

ALSO TOGETHER WITH THAT PORTION OF THE TIDELANDS OF THE SECOND CLASS EMBRACED WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE MEANDER CORNER TO SECTIONS 8 AND 17, IN TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN;
 THENCE NORTH 15° EAST 9.697 CHAINS;
 THENCE SOUTH 75° EAST 2.727 CHAINS;
 THENCE NORTH 63°45' EAST 2.977 CHAINS;
 THENCE SOUTH 2°43' WEST 22.214 CHAINS;
 THENCE SOUTH 7°19' EAST 17.942 CHAINS;
 THENCE SOUTH 4°30' WEST 5.00 CHAINS;
 THENCE SOUTH 17°47' WEST 32.75 CHAINS;
 THENCE SOUTH 50°30' WEST 18.00 CHAINS;
 THENCE NORTH 39°30' WEST 4.545 CHAINS;
 THENCE NORTH 50°30' EAST 18 CHAINS;
 THENCE NORTH 32°30' EAST 4.00 CHAINS;
 THENCE NORTH 6° EAST 9.00 CHAINS;
 THENCE NORTH 22°30' EAST 17.00 CHAINS;
 THENCE NORTH 4°30' EAST 5.00 CHAINS;
 THENCE NORTH 15° WEST 17.00 CHAINS;
 THENCE NORTH 6° WEST 13.60 CHAINS TO THE POINT OF BEGINNING, AND LYING BETWEEN THE NORTHERLY AND SOUTHERLY LINES OF SAID SOUTH 100 FEET OF LOT 1 EXTENDED EAST.

SUBJECT TO A 15.00 FOOT WIDE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS PORTIONS OF GOVERNMENT LOT 1 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., FOR THE BENEFIT OF SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-20379 (AS ADJUSTED HEREIN), DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH $88^{\circ}36'09''$ EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 50.00 FEET; THENCE NORTH $1^{\circ}04'54''$ EAST PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 85.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 85.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF SAID GOVERNMENT LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH $88^{\circ}36'09''$ EAST FOR A DISTANCE OF 20.00 FEET; THENCE NORTH $1^{\circ}04'54''$ EAST FOR A DISTANCE OF 15.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 100.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF SAID GOVERNMENT LOT 1; THENCE NORTH $88^{\circ}36'09''$ WEST ALONG SAID NORTH LINE OF SAID GOVERNMENT LOT 1 AND THE NORTH LINE OF THE SOUTH 100.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., FOR A DISTANCE OF 301.14 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY MARGIN OF GIBRALTER ROAD, BEING A POINT ON A NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, ALONG SAID EASTERLY RIGHT-OF-WAY MARGIN, HAVING AN INITIAL TANGENT BEARING OF SOUTH $2^{\circ}20'21''$ WEST, A RADIUS OF 1,402.40 FEET, THROUGH A CENTRAL ANGLE OF $0^{\circ}36'46''$, AN ARC DISTANCE OF 15.00 FEET, MORE OR LESS, TO A POINT BEARING NORTH $88^{\circ}36'09''$ WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH $88^{\circ}36'09''$ EAST FOR A DISTANCE OF 281.39 FEET TO THE TRUE POINT OF BEGINNING.

ALL BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD

ALL SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.