

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

Laura Minton Breckenridge
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

THIS SPACE RESERVED FOR RECORDER'S USE

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Shannon Burrow
Affidavit No. 20241462
Date 07/22/2024

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: QUIT CLAIM DEED
Grantors: ROGER J. KNUTZEN and LOU ANN J. KNUTZEN, husband and wife
Grantee: KNUTZEN PROPERTIES, LLC, a Washington limited liability company
Abbreviated Legal: AF#760942 1973: Ptn SE ¼ SE ¼ Sec 35, Twn 35 N, R 3 E
Parcel and Tax Numbers: P35395/350335-4-004-0102
Reference Number(s) of Documents Affected: N/A
Full Legal Description set forth in Exhibit A of Document.

QUIT CLAIM DEED

THE GRANTORS, ROGER J. KNUTZEN and LOU ANN J. KNUTZEN, husband and wife, convey and quit claim to **KNUTZEN PROPERTIES, LLC**, a Washington limited liability company, all of Grantors' right, title, and interest in and to the following described real estate, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, to-wit:

See legal description attached as **Exhibit A** and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions, and reservations of record.

DATED: July 17, 2024.

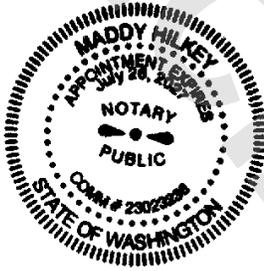

ROGER J. KNUTZEN


LOU ANN J. KNUTZEN

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

On this 17th day of July, 2024, I certify that I know or have satisfactory evidence that ROGER J. KNUTZEN and LOU ANN J. KNUTZEN, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed the instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Printed Name: MADDY HILKEY
Notary Public in and for the State of Washington
residing at Mount Vernon
My commission expires: JULY 26, 2027

EXHIBIT A
Legal Description

Skagit County P35395:

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 35, Township 35 North, Range 3 East, described as follows:

Beginning at a point on the North line of the County road along the South line of said subdivision which is 338.25 feet West of the Southeast corner thereof; said point being the Southwest corner of a tract conveyed to Richard W. Purich and Ellen Purich, husband and wife, by instrument recorded October 31, 1969 under Auditor's File No. 732524; thence North along the West line of said Purich tract to the Northwest corner thereof; thence West 180 feet; thence South 304.77 feet, more or less, to the Northwest corner of Tract 16 of Assessor's Plat of Jess Knutzen's tract, as per plat recorded in Volume 8 of Plats, page 85, records of Skagit County; thence East along the North line of said Tract 16 to the Northeast corner thereof; thence South along the East line of said Tract 16 to the North line of the County road; thence East along said North line to the point of beginning.

SUBJECT TO all covenants, conditions, restrictions, reservations, easements, and agreements of record, if any, including but not limited to the instrument recorded under Skagit County Auditor's File No. 760942.

Situate in the County of Skagit, State of Washington.