



202407250057

07/25/2024 03:45 PM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

When recorded return to:

Jessica Anne Osterhold and Gabriel Nathaniel Maerov  
10945 Lawrie Crescent  
Delta, BC V4E 1G8 Canada

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 1506

JUL 25 2024

Amount Paid \$ 0  
Skagit Co. Treasurer

By  Deputy

### QUIT CLAIM DEED

**Document Title:** Quit Claim Deed

**Reference Nos. of Documents Affected:** N/A

**Grantor:** Lazy Dog Ranch Properties Inc., a British Columbia Corporation

**Grantee:** Jessica Anne Osterhold and Gabriel Nathaniel Maerov, a married couple

**Assessor Parcel ID No.:** P43952 / 350815-2-004-0501

**Legal Description:** Tract 7, Short Plat 124-78. Situate in Skagit County, Washington.

THE GRANTOR, **Lazy Dog Ranch Properties Inc., a British Columbia Corporation**, for and in consideration of **Gift with No Consideration, WAC 458-61A-201(1)**, in hand paid, conveys and quit claims to THE GRANTEE, **Jessica Anne Osterhold and Gabriel Nathaniel Maerov, a married couple**, the following described real estate, situated in the County of **Skagit**, State of **Washington** together with all after acquired title of the grantor(s) herein:

Tract 7 of Short Plat 124-78, approved January 26, 1978, recorded January 26, 1978, as Auditor's File No. 872671 in Volume 2 of Short Plats, Page 182; being a portion of Government Lot 4, Section 15, Township 35 North, Range 8 East of the Willamette Meridian.

Together with a non-exclusive easement for ingress, egress and utilities over and across the North Brooks Road, South Brooks Road, and Brooks Road, as shown on said Short Plat as providing access to Gordon Road.

Situate in Skagit County, Washington.

**Tax Parcel No.:** P43952 / 350815-2-004-0501

Date: July 8<sup>th</sup>, 2024

Lazy Dog Ranch Properties Inc., a British Columbia Corporation

By: Virginia Anne Osterhold  
Virginia Anne Osterhold, President

By: James Donald Osterhold  
James Donald Osterhold, Secretary

STATE OF WASHINGTON

SS

COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Virginia Anne Osterhold and James Donald Osterhold are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledge it as the President and Secretary of Lazy Dog Ranch Properties Inc., a British Columbia Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 7-8-2024

Jody McNamara

Notary name printed or typed: Jody McNamara  
Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires: 4/8/2026

