

**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 Lena Thompson  
Affidavit No. 20241783  
Date 08/16/2024

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  
**Grantor:** NICHOLAS R. CRANDALL, a single man  
**Grantee:** 122 SPRUCE, LLC, a Washington limited liability company  
**Abbreviated Legal:** Lots 8, 9, 10, Blk 41, Am. Plat of Burl.  
**Parcel and Tax Numbers:** P106688, 4076-041-010-0009  
**Reference Number(s) of Documents Affected:** N/A  
**Full Legal Description set forth in Exhibit A of Document.**

**QUIT CLAIM DEED**

**THE GRANTOR, NICHOLAS R. CRANDALL**, a single man, conveys and quit claims to **122 SPRUCE, LLC**, a Washington limited liability company, all of Grantor's 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.

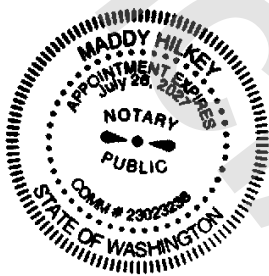
DATED: August 15, 2024.

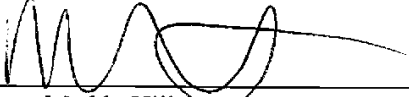
  
\_\_\_\_\_  
NICHOLAS R. CRANDALL

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

On this 15<sup>th</sup> day of August, 2024, I certify that I know or have satisfactory evidence that NICHOLAS R. CRANDALL, a single man, is the person who appeared before me, and said person acknowledged that he signed the instrument and acknowledged it to be his 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 P106688:**

That portion of Lots 8, 9, & 10 of Block 41 of the Amended Plat of Burlington recorded under AF16511 Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Lot 8, thence South  $01^{\circ}33'16''$  West on the West line of Lot 8 a distance of 17.52 feet to the true point of beginning;  
thence South  $01^{\circ}33'16''$  West on the West line of Lot 8, a distance of 87.98 feet to the northerly railroad right of way;  
thence on the North railroad right of way North  $64^{\circ}44'26''$  East a distance of 73.63 feet to the southerly extension of a common building between the buildings on Lot 9 and 10 as the buildings existing on November 2015;  
thence North on the said building line extension North  $01^{\circ}37'29''$  East a distance of 42.70 feet to the North building line;  
thence West on the northerly building line North  $88^{\circ}23'15''$  West a distance of 43.54 feet to the easterly edge of the concrete pad;  
thence North on the easterly edge of the concrete pad to its northerly edge North  $01^{\circ}39'35''$  East a distance of 12.09 feet;  
thence West on the northerly edge of the concrete pad North  $88^{\circ}37'51''$  West a distance of 22.26 feet to the true point of beginning;

Situate in Skagit County, Washington.

SUBJECT TO all covenants, conditions, restrictions, reservations, easements, and agreements of record, if any.