

**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 BELEN MARTINEZ  
Affidavit No. 20241858  
Date 08/22/2024

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:** DAVID E. BERENTSON and JUDY L. BERENTSON, husband and wife  
**Grantee:** PENGUIN HARBOR, LLC, a Washington limited liability company  
**Abbreviated Legal:** Ptn Gov Lot 4, Sec 36, Twn 36 N, Rg 1 E; TGW abutting tidelands  
**Parcel and Tax Numbers:** P46556/360126-0-013-0002, P46633/360126-0-083-0007, &  
P46596/360126-0-048-0001  
**Reference Number(s) of Documents Affected:** N/A  
**Full Legal Description set forth in Exhibit A of Document.**

**QUIT CLAIM DEED**

**THE GRANTORS, DAVID E. BERENTSON and JUDY L. BERENTSON**, husband and wife, conveys and quit claims to **PENGUIN HARBOR, 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 Grantors 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 21, 2024.

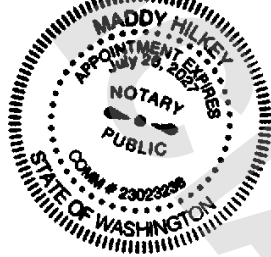
  
\_\_\_\_\_  
DAVID E. BERENTSON

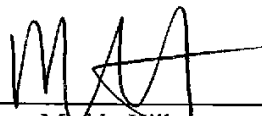
  
\_\_\_\_\_  
JUDY L. BERENTSON

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

On this 21<sup>st</sup> day of August, 2024, I certify that I know or have satisfactory evidence that DAVID E. BERENTSON, a married 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

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

On this 21<sup>st</sup> day of August, 2024, I certify that I know or have satisfactory evidence that JUDY L. BERENTSON, a married woman is the person who appeared before me, and said person acknowledged that she signed the instrument and acknowledged it to be her 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 Parcel No. P46556:**

That portion of Government Lot 4, Section 26, Township 36 North, Range 1 East, W.M., lying South of the South line of the North 1229.97 feet thereof and West of the following described line:

Commencing at the Southwest corner of the Northeast quarter of said Section 26; thence South 88°48'30" East along the South line of said Northeast quarter a distance of 2442.54 feet to the point of beginning of this line description; thence North 11°33'01" East, a distance of 92.21 feet to the South line of the North 1229.97 feet of Government Lot 4 of said Section 26 and the terminus of this line description.

EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated April 24, 1926 and recorded under Auditor's File No. 516345.

Situate in Skagit County, Washington.

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

**Skagit County Parcel No. P46596:**

That portion of Government Lot 4, Section 26, Township 36 North, Range 1 East, W.M., lying South of the South line of the North 1229.97 feet thereof and East of the following described line:

Commencing at the Southwest corner of the Northeast quarter of said Section 26; thence South 88°48'30" East along the South line of said Northeast quarter, a distance of 2442.54 feet to the point of beginning of this line description; thence North 11°33'01" East, a distance of 92.21 feet to the South line of the North 1229.97 feet of Government Lot 4 of said Section 26 and the terminus of this line description.

EXCEPT any portion thereof lying with tidelands of the second class lying Easterly of and adjacent to the above described parcel.

Situate in Skagit County, Washington.

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

**Skagit County Parcel No. P46633:**

Second Class Tideland abutting the following described parcel:

That portion of Government Lot 4, Section 26, Township 36 North, Range 1 East, W.M., lying South of the South line of the North 1229.97 feet thereof and East of the following described line:

Commencing at the Southwest corner of the Northeast quarter of said Section 26; thence South  $88^{\circ}48'30''$  East along the South line of said Northeast quarter, a distance of 2442.54 feet to the point of beginning of this line description; thence North  $11^{\circ}33'01''$  East, a distance of 92.21 feet to the South line of the North 1229.97 feet of Government Lot 4 of said Section 26 and the terminus of this line description.

Situate in Skagit County, Washington.

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