

When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON P.S.
Attn: Matthew H. Weger
999 Third Avenue, Suite 4600
Seattle, WA 981044084

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20241887
Date 08/23/2024

QUITCLAIM DEED

Grantor(s):	<u>KSA INVESTMENTS L.L.C., a Washington limited liability company</u>
Grantee(s):	<u>SKAGIT FLATS LIVING LLC, a Washington limited liability company</u>
Legal Description (abbreviated):	<u>PTN TRACT 49, PLAT OF BURLINGTON</u>
<input checked="" type="checkbox"/> Complete legal on <u>EXHIBIT A</u>	
Assessor's Tax Parcel Identification No(s):	<u>P62636; P62643; P62618</u>
Reference No. of Related Documents:	<u>N/A</u>

Grantor, KSA INVESTMENTS L.L.C., a Washington limited liability company, in a transaction that is exempt from real estate excise tax pursuant to WAC 458-61A-211(2)(c), hereby conveys and quitclaims to Grantee, SKAGIT FLATS LIVING LLC, a Washington limited liability company, all of its interest in the following-described real property, situated in Skagit County, State of Washington, together with all after-acquired title of the Grantor therein:

See EXHIBIT A attached hereto and made a part hereof.

DATED this 14th day of August, 2024.

GRANTOR:

KSA INVESTMENTS L.L.C.,
a Washington limited liability company

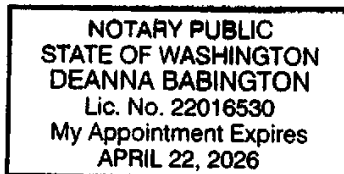
By: [Signature]
BRANDON ATKINSON, Member

By: [Signature]
KATE ATKINSON, Member

STATE OF WASHINGTON }
COUNTY OF Skagit } ss.

I certify that I know or have satisfactory evidence that BRANDON ATKINSON is the person who appeared before me, as a Member of KSA INVESTMENTS L.L.C., a Washington limited liability company, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 14th day of August, 2024.

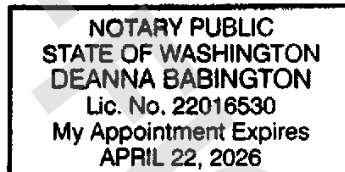


[Signature]
Printed Name: Deanna Babington
NOTARY PUBLIC in and for the State of Washington,
residing at: Burlington
My Commission Expires: 4-22-2026

STATE OF WASHINGTON }
COUNTY OF Skagit } ss.

I certify that I know or have satisfactory evidence that KATE ATKINSON is the person who appeared before me, as a Member of KSA INVESTMENTS L.L.C., a Washington limited liability company, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 14th day of August, 2024.



Deanna Babington
Printed Name: Deanna Babington
NOTARY PUBLIC in and for the State of Washington,
residing at: Buckington WA
My Commission Expires: 4.22.2026

EXHIBIT A**Legal Description****401 NARDONE COURT:**

THAT PORTION OF THE EAST HALF OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, EXCEPT THE SOUTH 162.00 FEET OF THE WEST 100.00 FEET AND EXCEPT TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 40-77, APPROVED JULY 20, 1977 RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106 IN RECORDS OF SKAGIT COUNTY, WASHINGTON ALL LYING WEST OF STATE HIGHWAY RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF THENCE SOUTH 87°59'01" EAST 100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°59'01" EAST ALONG THE NORTH RIGHT OF WAY OF PETERSON ROAD TO THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 139.18 FEET; THENCE NORTH 5°25'43" EAST ALONG SAID WEST RIGHT OF WAY 81.73 FEET; THENCE NORTH 84°34'17" WEST 144.10 FEET TO THE WEST LINE OF THE EXCEPTED WEST 100.00 FEET; THENCE SOUTH 2°08'35" WEST ALONG EXCEPTED WEST 100.00 FEET 90.16 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

443 - 447 NARDONE COURT:

THAT PORTION OF THE EAST HALF OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, EXCEPT THE SOUTH 162.00 FEET OF THE WEST 100.00 FEET AND EXCEPT TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 40-77, APPROVED JULY 20, 1977 RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106 IN RECORDS OF SKAGIT COUNTY, WASHINGTON ALL LYING WEST OF STATE HIGHWAY RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF THENCE NORTH 2°08'35" EAST ALONG THE WEST LINE OF SAID EAST HALF 162.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 2°08'35" EAST 170.00 FEET TO THE SOUTH LINE OF SAID TRACT 2; THENCE ALONG TRACT 2 SOUTH 87°59'01" EAST 4.87 FEET; THENCE CONTINUING ALONG SAID TRACT 2 NORTH 46°20'20" EAST 150.62 FEET; THENCE SOUTH 84°34'17" EAST 28.96 FEET; THENCE SOUTH 5°25'43" WEST 239.11 FEET; THENCE SOUTH 84°34'17" EAST TO THE WESTERLY RIGHT OF WAY OF THE STATE HIGHWAY 125.33 FEET; THENCE SOUTH 5°25'43" WEST ALONG SAID STATE RIGHT OF WAY 110.50 FEET; THENCE NORTH 84°34'17" WEST TO THE WEST LINE OF THE EXCEPTED WEST 100.00 FEET 144.10 FEET; THENCE NORTH 2°08'35" EAST 71.84 FEET; THENCE NORTH 87°59'01" WEST ALONG THE EXCEPTED SOUTH 162.00 FEET 100.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

615 PETERSON ROAD:

THAT PORTION OF THE EAST HALF OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, EXCEPT THE SOUTH 162.00 FEET OF THE WEST 100.00 FEET AND EXCEPT TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 40-77, APPROVED JULY 20, 1977 RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106 IN RECORDS OF SKAGIT COUNTY, WASHINGTON ALL LYING WEST OF STATE HIGHWAY RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF THENCE NORTH 2°08'35" EAST ALONG THE WEST LINE OF SAID EAST HALF 162.00 FEET; THENCE CONTINUING ALONG SAID WEST LINE NORTH 2°08'35" EAST 170.00 FEET TO THE SOUTH LINE OF SAID TRACT 2; THENCE ALONG TRACT 2 SOUTH 87°59'01" EAST 4.87 FEET; THENCE CONTINUING ALONG SAID TRACT 2 NORTH 46°20'20" EAST 150.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 84°34'17" EAST 28.96 FEET; THENCE SOUTH 5°25'43" WEST 239.11 FEET; THENCE SOUTH 84°34'17" EAST TO THE WESTERLY RIGHT OF WAY OF THE STATE HIGHWAY 125.33 FEET; THENCE NORTH 5°25'43" EAST ALONG SAID STATE RIGHT OF WAY 297.64 FEET; THENCE NORTH 1°41'39" WEST ALONG SAID RIGHT OF WAY 127.80 FEET TO THE NORTH LINE OF SAID TRACT 49; THENCE NORTH 88°09'43" WEST ALONG SAID NORTH LINE 138.71 FEET TO TRACT 2 OF SAID SHORT PLAT; THENCE SOUTH 6°48'16" EAST ALONG SAID TRACT 2 A DISTANCE OF 144.59 FEET; THENCE SOUTH 46°20'20" WEST ALONG SAID TRACT 2 A DISTANCE OF 46.78 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT. STATE OF WASHINGTON.