



**202412310054**

12/31/2024 02:28 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

PLEASE RETURN TO:

SHROPSHIRE LAW FIRM, PLLC  
1223 Commercial Street  
Bellingham, Washington 98225

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2024 3463  
DEC 31 2024

Amount Paid \$0  
Skagit Co. Treasurer  
By BM Deputy

DOCUMENT TITLE: Quit Claim Deed  
REFERENCE NUMBER OF RELATED DOCUMENT: n/a  
GRANTOR: Sky Ridge Condos LLC  
GRANTEE: Skyridge Ranch LLC  
ABBREVIATED LEGAL DESCRIPTION: Ptn. 3, 4 and NE SW, 19-35-6E, W.M.  
ASSESSOR'S TAX PARCEL NUMBERS: P41658/350619-0-015-0005  
P41659/350619-0-017-0003  
P41662/350619-2-002-0006  
P41664/350619-3-002-0004  
P41645/350619-0-004-0107

QUIT CLAIM DEED

The GRANTOR, Sky Ridge Condos LLC, a Washington limited liability company, for and in consideration of mere change in identity pursuant to WAC 458-61A-211(2)(b), conveys and quit claims to GRANTEE, Skyridge Ranch LLC, a Washington limited liability company, the following described real estate in the County of Skagit, State of Washington, together with all after acquired title of the GRANTOR therein:

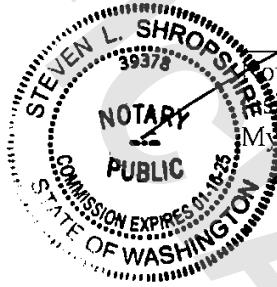
See Exhibit A.

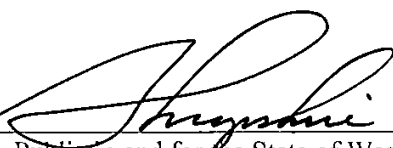
Dated this 30 day December 2024.

  
Anne Cantrell, Manager

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF WHATCOM )

ON THIS 30 day December 2024, before me personally appeared Anne Cantrell, to me known to be the individual described herein and who executed the within and foregoing instrument and acknowledged that she signed and sealed the same as the free and voluntary act and deed of Sky Ridge Condos LLC, for the uses and purposes therein mentioned.



  
Notary Public in and for the State of Washington,  
residing in Whatcom County.  
My Commission Expires: 1-16-25

## EXHIBIT A

## PARCEL A:

That portion of the Northeast Quarter of the Southwest Quarter of Section 19, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the North line of County Road 20 feet West of the East line of that certain tract conveyed by Sam L. Sidebottom and Dorothy Sidebottom to Pierre Mandell by deed dated March 31, 1961, and recorded on April 6, 1961, under Auditor's File No. 606114; thence North parallel with said East line 300 feet; thence West parallel with the North line of the County Road 230 feet; thence South parallel with the East line of the above described tract 300 feet, more or less, to the North line of the County Road; thence East along said North line to the point of beginning.

Situated in Skagit County, Washington.

## PARCEL B:

Government Lots 3 and 4; the Southeast 1/4 of the Northwest 1/4; EXCEPT the East 15 acres thereof; and the Northeast 1/4 of the Southwest 1/4; EXCEPT the East 15 acres thereof; all in Section 19, Township 35 North, Range 6 East Willamette Meridian.

EXCEPTING from the above described premises Walberg Road and the following tracts:

- 1) Beginning at a point on the North line of the County road 20 feet West of the West line of the East 15 acres of the Northeast 1/4 of the Southwest 1/4 of said Section 19; thence North parallel with the said West line, a distance of 300 feet; thence West parallel with the North line of the County road, 230 feet; thence South parallel with said West line, a distance of 300 feet, more or less, to the North line of the County road; thence East along said North line to the point of beginning.
- 2) Commencing at a point 987.4 feet West of the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 19 on the South boundary of said Northeast 1/4 of the Southwest 1/4; thence Northerly on a line parallel to the centerline of said Section 19, a distance of 250 feet; thence Westerly on a line parallel to the said South boundary of said Northeast 1/4 of the Southwest 1/4, a distance of 310 feet; thence Southerly along a line parallel to said centerline of said Section 19, a distance of 250 feet; thence Easterly along said South boundary of said Northeast 1/4 of the Southwest 1/4 a distance of 310 feet, more or less, to the point of beginning.
- 3) Commencing at a point 987.4 feet West of the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 19 on the South boundary of said Northeast 1/4 of the Southwest 1/4; thence Northerly on a line parallel to the centerline of said Section 19, a distance of 250 feet; thence Easterly on a line parallel to said South boundary of said Northeast 1/4 of the Southwest 1/4 to a point that is 250 feet West of the West line of the East 15 acres of the Northeast 1/4 of the Southwest 1/4 of said Section 19; thence South parallel with said West line to the South boundary of said Northwest 1/4 of the Southwest 1/4; thence West to the point of beginning.
- 4) That portion of Government Lots 3, 4 and 5, Section 19, Township 35 North, Range 6 East Willamette Meridian, described as follows:

Commencing at the Southwest corner of said Section 19; thence North 0° 03' 19" West, 988.86 feet along the West line of said Section 19 to an intersection with the Northerly margin of the Walberg Road as described in Deed to Skagit County for road purposes recorded January 31, 1961, under Auditor's File No. 603631, said intersection being the true point of beginning; thence Northeasterly along said Northerly margin being an arc of a curve having a radius of 603.00 feet and an initial tangent bearing of North 20° 55' 52" East through a central angle of 70° 19' 12", an arc distance of 740.07 feet to a point of tangency; thence South 88° 44' 56" East, 570.00 feet along said Northerly margin; thence North 40° 22' 40" West, 99.00 feet; thence North 0° 03' 19" West, 1991.2 feet to the centerline of an existing slough; thence Southwesterly along the centerline of said slough to an intersection with said West line of Section 19; thence South 0° 03' 19" East, 1157.0 feet along said West line to the true point of beginning.

TOGETHER WITH that certain 30 foot wide non-exclusive easement for ingress, egress and utilities as said easement is set forth and reserved in document recorded December 3, 1986, under Auditor's File No. 8612030065, Records of Skagit County, Washington.

Situated in Skagit County, Washington.

1) Beginning at a point on the North line of the County road 20 feet West of the West line of the East 15 acres of the Northeast 1/4 of the Southwest 1/4 of said Section 19; thence North parallel with the said West line, a distance of 300 feet; thence West parallel with the North line of the County road, 230 feet; thence South parallel with said West line, a distance of 300 feet, more or less, to the North line of the County road; thence East along said North line to the point of beginning.

2) Commencing at a point 987.4 feet West of the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 19 on the South boundary of said Northeast 1/4 of the Southwest 1/4; thence Northerly on a line parallel to the centerline of said Section 19, a distance of 250 feet; thence Westerly on a line parallel to the said South boundary of said Northeast 1/4 of the Southwest 1/4, a distance of 310 feet; thence Southerly along a line parallel to said centerline of said Section 19, a distance of 250 feet; thence Easterly along said South boundary of said Northeast 1/4 of the Southwest 1/4 a distance of 310 feet, more or less, to the point of beginning.

3) Commencing at a point 987.4 feet West of the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 19 on the South boundary of said Northeast 1/4 of the Southwest 1/4; thence Northerly on a line parallel to the centerline of said Section 19, a distance of 250 feet; thence Easterly on a line parallel to said South boundary of said Northeast 1/4 of the Southwest 1/4 to a point that is 250 feet West of the West line of the East 15 acres of the Northeast 1/4 of the Southwest 1/4 of said Section 19; thence South parallel with said West line to the South boundary of said Northwest 1/4 of the Southwest 1/4; thence West to the point of beginning.

4) That portion of Government Lots 3, 4 and 5, Section 19, Township 35 North, Range 6 East Willamette Meridian, described as follows:

Commencing at the Southwest corner of said Section 19; thence North  $0^{\circ} 03' 19''$  West, 988.86 feet along the West line of said Section 19 to an intersection with the Northerly margin of the Walberg Road as described in Deed to Skagit County for road purposes recorded January 31, 1961, under Auditor's File No. 603631, said intersection being the true point of beginning; thence Northeasterly along said Northerly margin being an arc of a curve having a radius of 603.00 feet and an initial tangent bearing of North  $20^{\circ} 55' 52''$  East through a central angle of  $70^{\circ} 19' 12''$ , an arc distance of 740.07 feet to a point of tangency; thence South  $88^{\circ} 44' 56''$  East, 570.00 feet along said Northerly margin; thence North  $40^{\circ} 22' 40''$  West, 99.00 feet; thence North  $0^{\circ} 03' 19''$  West, 1991.2 feet to the centerline of an existing slough; thence Southwesterly along the centerline of said slough to an intersection with said West line of Section 19; thence South  $0^{\circ} 03' 19''$  East, 1157.0 feet along said West line to the true point of beginning.

TOGETHER WITH that certain 30 foot wide non-exclusive easement for ingress, egress and utilities as said easement is set forth and reserved in document recorded December 3, 1986, under Auditor's File No. 8612030065, Records of Skagit County, Washington.

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