



**202501210089**


01/21/2025 02:53 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

WHEN RECORDED RETURN TO:

SKAGIT VALLEY MOBILE MANOR, LLC  
1400 North 30<sup>th</sup> Street, #72  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20250154  
JAN 21 2025

Amount Paid \$0  
By  Skagit Co. Treasurer  
Deputy

QUIT CLAIM DEED

Document Title	Quit Claim Deed
Reference Number of Related Documents	
Grantor	THE SVMM CRT, a Nevada trust company
Grantee	SKAGIT VALLEY MOBILE MANOR, LLC, a Washington limited liability company
Legal Description (abbreviated)	W1/2 NW1/4 SE1/4, SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LESS RT 0-001-0-021 4-009-01. ALSO EXCEPT THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESC  THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. LESS RT 0-001-0-021 0-020 0-007-01 0-007 0-006 0-004 0-003 4-009-01
Assessor's Tax Parcel Account Number(s)	P25361 P25273

The Grantor, THE SVMM CRT, a Nevada trust company, for and in consideration of a transfer of real property to the beneficiary of an irrevocable trust without valuable consideration, conveys and quit claims to Grantee, SKAGIT VALLEY MOBILE MANOR, LLC, a Washington limited liability company, all of the Grantor's interest in and to real property situated in the County of Skagit, State of Washington, and described below, together with all after-acquired title of Grantor with respect to such interest.

The NW Quarter of the SE Quarter of Section 16, Township 34 North, Range 4 East, W.M., EXCEPT therefrom the following described tracts, to wit:

1. Beginning at the NE corner of said NW Quarter of the SE Quarter; thence West along the North line of said subdivision 165 feet; thence South 264 feet; thence East 165 feet to the East line of said NW Quarter of the SE Quarter; thence North to the point of beginning.
2. Beginning at a point in the South line of the State Road, 1473.7 feet West of the East line of said Section; thence North 89 degrees 28' West along said Road 350 feet; thence South 0 degree 32' West 234 feet; thence South 89 degrees 28' East 350 feet; thence North 0 degree 32' East 234 feet to the point of beginning.
3. Beginning at the intersection of the South line of the State Road with the NE corner of the West half of the NW Quarter of the SE Quarter; thence West 50 feet; thence South 100 feet; thence East 50 feet; thence North to the point of beginning.
4. Beginning at a point which is 1823.7 feet West and 259 feet South of the East Quarter corner of said section; thence North 234 feet, more or less, to the South line of the State Road; thence West along the South line of the State Road to the West line of the East half of the NW Quarter of the SE Quarter; thence South 100 feet; thence West 50 feet; thence South to a point West of the point of beginning; thence East to the point of beginning.
5. State Highway running along the North line of the SE Quarter as conveyed by Deed recorded under Auditor's File No. 305470.

Also, EXCEPT those portions conveyed to the City of Mt. Vernon by Deeds recorded under Auditor's File No. 8505160012; 8505160014, and 8505160016 Situate in the County of Skagit, State of Washington.

Dated: December 31, 2024.

GRANTOR:

THE SVMM CRT, a Nevada trust company

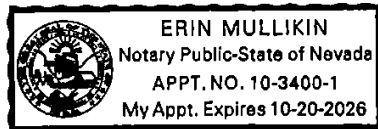
By:   
By: Wealthgate Trust Company, Its Trustee

By: Aaron Hegji, Manager

STATE OF NEVADA       )  
                                      ) ss.  
COUNTY OF CLARK     )

On December 31, 2024, personally appeared before me, a Notary Public, in and for said County of Clark, State of Nevada, AARON HEGJI, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



  
NOTARY PUBLIC