

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:  
Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20250224  
Date 01/28/2025

**QUITCLAIM DEED**

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**GRANTOR:** **CLYDE L. FOX,**  
a married man, as his separate estate

**GRANTEE:** **SOUTH SIDE LLC,**  
a Washington limited liability company

**Abbreviated Legal:** Ptn Section 31, Township 34 North, Range 4 East, W.M.

**Additional Legal on page:** Exhibit "A"

**Assessor's Tax Parcel Nos.:** 340431-1-023-0002 / P29262  
340431-1-005-0002 / P29282

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THE GRANTOR, **CLYDE L. FOX**, a married man, as his separate estate, for and in consideration of a mere change in identity, and for no monetary consideration or assumption of debt, hereby conveys and quitclaims to **SOUTH SIDE LLC**, a Washington limited liability company, all of the Grantor's right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantors therein, to wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

Situate in the County of Skagit, State of Washington.

DATED: 1-28, 2025.

Clyde Fox  
CLYDE L. FOX, individually

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **CLYDE L. FOX** is the person who appeared before me, and said person acknowledged that he signed this 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 28 day of January, 2025.



Craig Cammock  
Printed Name **CRAIG CAMMOCK**  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 11-1-2025

**Exhibit "A"**

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The South 412.5 feet of the North 492.5 feet of that portion of the Northeast ¼ of the Northeast ¼ of Section 31, Township 34 North, Range 4 East, W.M., lying Easterly of the Great northern Railway Company right-of-way, except the Pacific Highway along the East line thereof; and except ditch rights-of-way, and except the West 8 feet thereof reserved for road, in deed recorded October 13, 1944, under Auditor's File No. 37121.

Excepting from the above premises, any portion thereof lying within the boundaries of that certain tract conveyed to Martin Olson, et ux, by deed recorded September 23, 1936, under Auditor's File No. 282859, in Volume 170 of deeds, page 275.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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The South 93.7 feet of the North 492.5 feet of that portion of the Northeast ¼ of the Northeast ¼ of Section 31, Township 34 North, Range 4 East, W.M., lying Easterly of the Great northern Railway Company right-of-way, except the Pacific Highway along the East line thereof; and except ditch rights-of-way, and except the West 8 feet thereof reserved for road, in deed recorded October 13, 1944, under Auditor's File No. 37121.

Excepting from the above premises, any portion thereof lying within the boundaries of that certain tract conveyed to Martin Olson, et ux, by deed recorded September 23, 1936, under Auditor's File No. 282859, in Volume 170 of deeds, page 275.

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