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03/04/2025 03:47 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When Recorded Please Return To:
PIRKLE LAW FIRM, INC. P.S.
P.O. Box 1788
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 0608
MAR 04 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By *LT* Deputy

QUIT CLAIM DEED

THE GRANTOR, LARRY L. JOHNSON, a single person as his separate property, for and in consideration of transfer to Limited Liability Company (mere change in form of ownership) (WAC 458-61A-211(2)(a)), conveys and quit claims to **GRANTEE**, CEDARDALE, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Number: P16452 (330406-4-007-0006)

Abbreviated Legal Description: Portion of the Southeast 1/4 of the Southeast 1/4 of Section 6, Township 33 North, Range 4, E.W.M.

Full Legal Description: Attached hereto as Exhibit "A" and incorporated herein by this reference.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.

Dated this 24th day of February, 2025.

Larry L. Johnson
LARRY L. JOHNSON

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that LARRY L. JOHNSON is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 24th day of February, 2025.



LAWRENCE A. PIRKLE

A handwritten signature in black ink, appearing to read "L. Pirkle", written over a horizontal line.

NOTARY PUBLIC in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/27

EXHIBIT "A"

Assessor's Parcel Number: P16452 (330406-4-007-0006)

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 6, Township 33 North, Range 4, E.W.M., lying Easterly of the right of way of the Great Northern Railway Company, EXCEPT (a) County road and ditch right of way; and (b) those portions conveyed to State of Washington by instruments recorded under File Nos. 517011 and 767814, records of Skagit County, Washington.

TOGETHER WITH all appurtenances thereunto belonging.

SUBJECT TO easements, conditions, restrictions, reservations, rights of way and other servitudes appearing of record or existing in fact over or upon said property, and subject to any future adjudication of surface water rights by any appropriate federal and/or state proceeding.

SUBJECT TO 1996 general taxes and assessments against the subject property.

SUBJECT TO current use classification as Open Space or farm and agricultural lands for purposes of general taxation, which classification Purchaser agrees to continue. In the event of any change in such classification, Purchaser agrees to be responsible for any and all taxes, increased taxes, interest, penalties or other costs associated with or resulting from such change and to indemnify, defend and hold Sellers harmless with regard thereto.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.