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03/05/2025 10:48 AM Pages: 1 of 2 Fees: \$304.50
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

20250621
MAR 05 2025

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

QUIT CLAIM DEED

THE GRANTOR, LARRY L. JOHNSON, as Trustee of the SHARON ANN JOHNSON DISCLAIMER TRUST UWD 4-13-2021, for and in consideration of transfer to Limited Liability Company (mere change in form of ownership) (WAC 458-61A-211(2)(d)), conveys and quit claims to **GRANTEE**, HAZEL STREET, 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: P54370 (3758-024-010-0006)

The South 5 feet of Lot 5, and all of Lots 6, 7 and 8, Block 24, PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON, according to the plat thereof, recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington;

EXCEPT the East 79 feet of said South 5 feet of Lot 5; and of Lot 6, 7, and 8, as measured along the South line thereof;

AND EXCEPT from said Lot 8, that portion lying within the South 75 feet thereof, as measured along the East line of said tract.

Situated in Skagit County, 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.

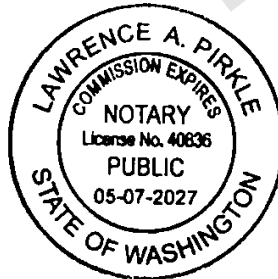
Larry F Johnson

LARRY L. JOHNSON, Trustee of the SHARON ANN JOHNSON
DISCLAIMER TRUST UWD 4-13-2021

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, on oath stated that he is authorized to execute the instrument and acknowledged it as Trustee of the SHARON ANN JOHNSON DISCLAIMER TRUST UWD 4-13-2021, 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. PICKLE

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