



202503180020

03/18/2025 10:43 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

After recording return document to:

State of Washington
Department of Enterprise Services
Real Estate Services
Post Officer Box 41468
Olympia WA 98504-1468

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 0759
MAR 18 2025

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

Document Title: Quitclaim Deed
Grantor: Skagit Valley College Foundation
Grantee: Skagit Valley College, acting through the Department of Enterprise Services.
Assessor's Tax Parcel Number P25016

Project Number 24-06-149
(Mount Vernon) JPH/jph
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QUITCLAIM DEED

The GRANTOR, the Skagit Valley College Foundation, for and in consideration of mutual and offsetting benefits and other good consideration, conveys and quitclaims to the GRANTEE, The Skagit Valley College, acting through the Department of Enterprise Services all interest in the following described real estate situated in the county of , Skagit, State of Washington, hereinafter, the Property: Parcel No. P25016, Common Street Address: 2220 Sigmar Lane, Mount Vernon, WA. 98273.

Approximately 4.9 acres of land as shown on Exhibit A and legally described as follows:

Abbreviated Legal Description: (4.9000 ac) S 165FT OF NW1/4 NW1/4, SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LESS RD

RELEASE AND WAIVER OF CLAIMS: Grantee acknowledges that it has examined the Property to its own satisfaction and has formed its own opinion as to its condition (including environmental condition) and value. Grantee has not relied on any statements or representations from Grantor or any person acting on behalf of Grantor concerning any of the following:

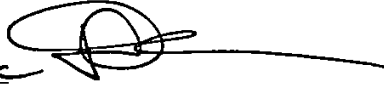
- (i) the size or area of the Property;
- (ii) the location of corners or boundaries of the Property;
- (iii) the condition of the Property, including but not limited to, environmental condition above or below the surface of the Property or compliance with environmental laws and other governmental requirements;
- (iv) the availability of services to the Property;
- (v) the ability of Grantee to use the Property or any portion of it for any intended purpose; or
- (vi) any other matter affecting or relating to the Property or any portion of it. Grantee is acquiring the Property, both above surface and below surface, in the condition existing at the time of conveyance, AS IS, with all defects, if any. Effective on delivery, Grantee waives, releases and forever discharges Grantor and Grantor's officers and employees, of and from all claims, actions, causes of action, fines, penalties, damages, costs (including the cost of complying with any judicial or governmental order), and expenses (including attorney fees), which may arise on account of or in any way growing out of or in connection with any physical characteristic or condition of the Property, including any surface or subsurface condition, or any law, rule or regulation applicable to the Property. This waiver and release is intended by Grantor and

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Grantee to run with the land as to the Property and to be binding on Grantee and Grantee successors and assigns.

Dated this 6 day of December, 2024.

Grantor:
Skagit Valley College Foundation

By: Kathleen Petrzelka 

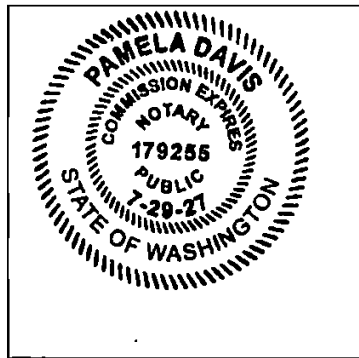
Title: Executive Director

Date: December 6, 2024

STATE OF WASHINGTON)

COUNTY OF Skagit)

This record was acknowledged before me on December 6, 2024 by Kathleen Petrzelka as Executive Director of Skagit Valley College Foundation.



(Stamp)

Pamela Davis

(Signature of notary public)

Notary

(Title of office)

My Commission Expires: 7/29/27

(Date)

EXHIBIT A

Legal Description

County of Skagit, State of Washington:

THAT PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 16,
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE
NORTH 165 FEET, THENCE EAST TO THE EAST LINE OF SAID SUBDIVISION;
THENCE SOUTH 165 FEET; THENCE WEST TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED TRACT:

THE READ RIGHT-OF-WAY KNOWN AS LAVENTURE ROAD ALONG THE WEST
LINE THEREOF.

Situs Address: 2220 Sigmar Lane, Mount Vernon, WA 98238