



202503270106

03/27/2025 12:53 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 0864
MAR 27 2025

Amount Paid \$
Skagit Co. Treasurer
By Deputy

QUIT CLAIM DEED

THE GRANTOR(S) *MDS Quito Truck Properties LLC, a
Washington Limited Liability Company*

for and in consideration of *transfer of real property from LLC*

in hand paid, conveys and quit claims to *Eugene D. Hassler and
Barbara J. Hassler, husband and wife*

the following described real estate, situated in the County of *Skagit*, State of Washington

together with all after acquired title of the grantor(s) herein:

*That portion of lot B, short Plat No. 6-76 of the
North 258.37 feet of the South 599.94 feet
of the Southwest Quarter of Section 12, Township
35 North, Range 3 East, W M*

See attached Exhibit A

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): *034154*

Dated: 3-27-25

Barbara J Hassler

Eugene D Hassler

Barbara J. Hassler

Eugene D. Hassler

State of Washington

County of Skagit

This record was acknowledged before me on March 27, 2025 by _____

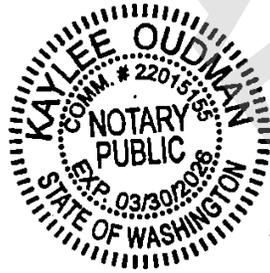
Barbara Jane Hassler and Eugene Daniel Hassler
owners of Mosquito Hawk Properties LLC

Kaylee Oudman

(Signature of notary public)

Notary Public in and for the State of: WA

My appointment expires: 3/30/2026



PARCEL B-2

That portion of Lot B, Short Plat No. 6-76, approved February 23, 1976 and filed under Auditor's File No. 8305148, Records of Skagit County, Washington and also a portion of the North 258.37 feet of the South 599.94 feet of the Southwest Quarter of Section 12, Township 35 North, Range 3 East, W.M. as measured along the East line of said Southwest Quarter lying East of the Burlington Northern Railroad and West of the Pearson Road (also known as the Allen Road), being more particularly described as follows:

Commencing at the Southeast corner of said Lot B; thence North 88 degrees 58'42" West a distance of 63.50 feet to the true point of beginning; thence North 18 degrees 04' 48" West a distance of 81.52 feet; thence North 88 degrees 58'42" West a distance of 515.15 feet; thence South 26 degrees 01'42" East a distance of 376.49 feet to the South line of the North 258.37 feet of the South 599.94 feet of the Southwest Quarter of said section 12, as measured along the East line thereof; thence South 88 degrees 58'42" East along said South line a distance of 834.75 feet to the West line of said Allen Road; thence North 22 degrees 35'47" West a distance of 161.83 feet; thence North 88 degrees 58'42" West a distance of 361.21 feet to a point which bears South 18 degrees 04'48" East from the true point of beginning; thence North 18 degrees 04'48" West a distance of 116.41 feet to the true point of beginning.