



202504010052

04/01/2025 03:55 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 0939
APR 01 2025
Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

QUIT CLAIM DEED

THE GRANTOR, JAMES H. McRAE and JANET E. McRAE, husband and wife, 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, NORTH PRAIRIE INVESTMENTS, 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: P35758 (350404-1-013-0006)

Abbreviated Legal Description: Portion of Government Lot 2, Section 4, Township 35 North, Range 4 East, 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 13th day of March, 2025.

James H McRae
JAMES H. McRAE

Janet E. McRae
JANET E. McRAE

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JAMES H. McRAE and JANET E. McRAE are the persons who appeared before me and said persons acknowledged that they signed this instrument and acknowledged to be their free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 13th day of March, 2025.

AMELIA L. SALE



Amelia L. Sale

NOTARY PUBLIC in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 11/1/25

EXHIBIT "A"

Assessor's Parcel Number: P35758 (350404-1-013-0006)

Those portions of Government Lot 2, Section 4, Township 35 North, Range 4 East, W.M., described as follows:

1. Beginning at the intersection of the Northerly line of the County Road No. 279 (formerly the Old Fairhaven and Southern Railway right of way) with the East line of said Government Lot 2;

thence Northwesterly along said Northerly line 500 feet to the true point of beginning;

thence Northerly at right angles to said road, a distance of 164 feet;

thence Northwesterly, parallel with the Northerly line of the County Road, 200 feet;

thence Southwesterly 435 feet, more or less, to a point on the Northerly line of the County road which is 318 feet Easterly (as measured along said Northerly line) of its intersection with the West line of said Government Lot 2;

thence Easterly along the Northerly line of the County road to the true point of beginning.

2. Beginning at a point on the Northerly line of the County road No. 279 which is 268 feet Easterly of its intersection with the West line of said Government Lot 2 (as measured along the Northerly line of said road);

thence Northerly at right angles to said road to a point which is 40 feet Northerly of the centerline thereof, said point being the true point of beginning of this description;

thence continue along said line 8 feet;

thence Easterly parallel with the North line of said road 8 feet;

thence Southerly at right angles to said road 8 feet;

thence Westerly 8 feet to the true point of beginning (it being the intent of this description to describe the area within which an existing well is now located).

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.