

After recording, return to:
Brownlie Legal
12 Bellwether Way, Suite 211
Bellingham, WA
98226

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20250951
Date 04/02/2025

M10619

DOCUMENT TITLE:	QUIT CLAIM DEED
GRANTOR:	ERIK A. JOHNSTON AND ALLISON JOHNSTON, a married couple
GRANTEE:	790 F&S GRADE, LLC, a Washington limited liability company
LEGAL DESCRIPTION:	Lot 2, SEDRO-WOOLLEY SHORT PLAT NO. Sw-2-88, approved June 1, 1988 and recorded June 1, 1988, In Volume 8 Of Short Plats, Page 40, under Auditor's File No. 8806010033, Records Of Skagit County, Washington; being a portion of the Northwest Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 4 East, of the Willamette Meridian.
ASSESSOR'S TAX PARCEL NUMBERS:	P37172 : 350423-0-026-0206
REFERENCE NUMBER OF RELATED DOCUMENT:	NA

QUIT CLAIM DEED

THE GRANTOR, ERIK A. JOHNSTON and ALLISON JOHNSTON, a married couple, for and in consideration of WAC 458-61A-212(2)(e), Nonrecognition of gain or loss on contribution, conveys and quit claims to 790 F&S GRADE, LLC, a Washington limited liability company, the following described real estate, which is situated in the County of Skagit, State of Washington, including any interest therein which Grantor may hereafter acquire:

Lot 2, SEDRO-WOOLLEY SHORT PLAT NO. Sw-2-88, approved June 1, 1988 and recorded June 1, 1988, In Volume 8 Of Short Plats, Page 40, under Auditor's File No. 8806010033, Records Of Skagit County, Washington; being a portion of the Northwest Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 4 East, of the Willamette Meridian.

Situated in Skagit County, Washington

Dated this 27th day of ~~February~~ ^{March}, 2025.

GRANTOR:

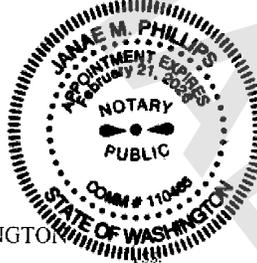

Erik A. Johnston

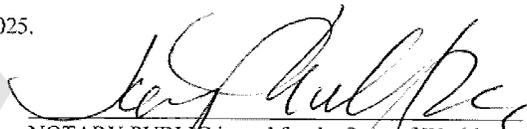

Allison Johnston

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **Erik A. Johnston** is the person who appeared before me, and said person signed and acknowledged this instrument as his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 27th March day of ~~February~~, 2025.




NOTARY PUBLIC in and for the State of Washington
Residing at: Mt. Vernon
My appointment expires: 2-21-26

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **Allison Johnston** is the person who appeared before me, and said person signed and acknowledged this instrument as her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 31st March day of ~~February~~, 2025.




NOTARY PUBLIC in and for the State of Washington
Residing at: Mt. Vernon
My appointment expires: 2-21-26