

After Recording Return To:
Birdsview Development, Inc.
10964 Bay Meadows Lane
Burlington, WA 98233

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20250982
Date 04/04/2025

QUITCLAIM DEED

GRANTOR: **BIRDSVIEW DEVELOPMENT, INC.,**
a Washington corporation

GRANTEES: **BIRDSVIEW DEVELOPMENT, INC.,**
a Washington corporation;
ROBERT C. WILSON and **DONNA L. WILSON,**
husband and wife;
JACK BURNS,
a married man, as his separate property;
GUY MARSH and **LINDA MARSH,**
husband and wife; and
R. CHRIS ANACKER and **BONNIE SUE ANACKER,**
husband and wife

Legal Description:
Abbreviated Form: Ptn SE ¼, Section 10, Township 35, Range 07 E.W.M.
Additional on: Exhibit "A"

Assessor's Tax Parcel No: 4949-000-999-0000 / P127381
4949-000-003-0000 / P127378
4949-000-002-0000 / P127377
4949-000-001-0000 / P127376
4949-000-004-0000 / P127379
4949-000-005-0000 / P127380

THE UNDERSIGNED GRANTOR, **BIRDSVIEW DEVELOPMENT, INC.**, a Washington corporation, for and in consideration of the clearing of title and deeding of the common road by the developer to the lot owners upon completion of the development, conveys and quit claims to **BIRDSVIEW DEVELOPMENT, INC.**, a Washington corporation, **ROBERT C. WILSON** and **DONNA L. WILSON**, husband and wife; **JACK BURNS**, a married man, as his separate property; **GUY MARSH** and **LINDA MARSH**, husband and wife; and **R. CHRIS ANACKER** and **BONNIE SUE ANACKER**, husband and wife, collectively the owners of Lots 1-5 of Russell Road Estates as per plat recorded February 19, 2008, under Auditor's File No. 200802190194, and each as tenants in common to an equal, undivided interest, all of Grantor's right, title, and interest in and to the following described real estate, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, to-wit:

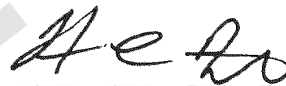
As hereto attached in Exhibit "A" and by this reference made a part hereof.

Situated in Skagit County, Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

DATED this 3rd day of APRIL, 2025.

BIRDSVIEW DEVELOPMENT, INC.,
a Washington corporation



By: Henry E. Dykstra
Its: President

QUITCLAIM DEED

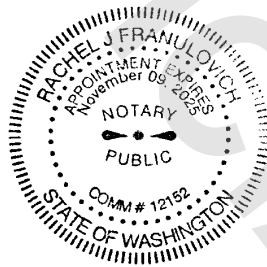
STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **HENRY E. DYKSTRA** is the person who appeared before me, and said person acknowledged that he signed this instrument as the President of **BIRDSVIEW DEVELOPMENT, INC.**, a Washington corporation, and acknowledged it to be the free and voluntary act of said company for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3rd day of April, 2025.



Rachel J. Franulovich

Printed Name Rachel Franulovich
NOTARY PUBLIC in and for the State of WA
My Commission Expires 11-09-2025

QUITCLAIM DEED

Exhibit "A"
Legal Description

P127381 / 4949-000-999-0000

TRACT A, ALSO KNOWN AS MAPLE TREE LANE, A PRIVATE ROAD OF "RUSSELL ROAD ESTATES", AS PER PLAT RECORDED FEBRUARY 19, 2008, UNDER AUDITOR'S FILE NO. 200802190194, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Situated in Skagit County, Washington.

EXHIBIT "A"