

RETURN DOCUMENT TO:
Stowe Law PLLC
PO Box 129
Point Roberts, WA 98281

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20251899
Date 06/18/2025

Document Title: **QUIT CLAIM DEED**

Chicago Title
620059125

Reference Numbers of Related Documents: N/A

Grantors: **BOW WASHINGTON LLC, a Washington Limited Liability Company**

Grantee: **PAUL T. NEWMAN, an unmarried person, as his separate estate**

Abbreviated Legal Description: **LT 1 & TGW PTN LT 3, SKAGIT COUNTY SHORT
PLAT NO. 97-0069, REC NO. 200002040101 BENTLEY PTN SW 22-36-03**

Additional Legal Description on **Page 5** of Document

Assessor's Parcel Number/Parcel ID(s): **P48072 / 360322-3-007-0014 and P48073 / 360322-3-007-0105**

QUIT CLAIM DEED

- 1. GRANTOR.** The Grantor is BOW WASHINGTON LLC, a Washington Limited Liability Company.
- 2. GRANTEE.** The Grantee is PAUL T. NEWMAN, an unmarried person, as his separate estate.
- 3. REAL PROPERTY.** The Real Property is legally described on Exhibit A, which is attached hereto and incorporated herein by reference. The Real Property is more commonly known as Skagit County Assessor's Parcel Number/Parcel ID(s): P48072 / 360322-3-007-0014 and P48073 / 360322-3-007-0105.

4. CONSIDERATION. This conveyance is made by BOW WASHINGTON LLC, a Washington Limited Liability Company, as the Grantor, for and in consideration of the a transfer of mere change in identity or form or ownership of an entity with the same proportional interest in the property, pursuant to WAC 458-61A-211 (2) (b), to the Grantee, PAUL T. NEWMAN, an unmarried person, as his separate estate.

5. CONVEYANCE. The Grantor, BOW WASHINGTON LLC, a Washington Limited Liability Company, conveys and quit claims to the Grantee, PAUL T. NEWMAN, an unmarried person, as his separate estate, any and all of Grantor's right, title and interest in the above-described Real Property, together with any and all after acquired property of the Grantor therein.

6. SKAGIT COUNTY CODE TITLE NOTIFICATIONS AND DISCLOSURES.

The Grantor hereby makes the following Title notifications and/or disclosures: (1) Title Notification re Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof pursuant to a certain instrument recorded on October 29, 2003 under Skagit County Auditor's Recording No.: 200310290117, and Skagit County Code 14.16.870 or as amended; (2) Title Notification re Special Flood Hazard Area and the terms and conditions thereof, pursuant to a certain instrument recorded on October 29, 2003 under Skagit County Auditor's Recording No. 200310290118, and Skagit County Code 14.34.110 or as amended; and (3) to the extent applicable, the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38.030, which states:

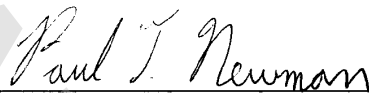
"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause

discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

DATED this 11th day of June 2025.

BOW WASHINGTON LLC,
a Washington Limited Liability Company



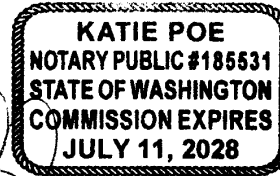
PAUL T. NEWMAN, MANAGER & MEMBER

(Notary Acknowledgment on following page)

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that **PAUL T. NEWMAN** is the person who appeared before me, and said person acknowledged that he signed this **QUIT CLAIM DEED**, and on oath stated that he is authorized to execute this instrument and acknowledge it as the Manager & Member of **BOW WASHINGTON LLC, a Washington Limited Liability Company**, it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 11th day of June 2025.



Katie Poe (Notary Name)
NOTARY PUBLIC for the State of Washington
Residing at: Bellingham, Washington.
My appointment expires on: 7.11.2028

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P48072 / 360322-3-007-0014 and P48073 / 360322-3-007-0105

LOT 1, SKAGIT COUNTY SHORT PLAT NO. 97-0069, APPROVED FEBRUARY 1, 2000, AND RECORDED FEBRUARY 4, 2000, UNDER AUDITOR'S FILE NO. 200002040101, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

TOGETHER WITH THAT PORTION OF LOT 3, SKAGIT COUNTY SHORT PLAT NO. 97-0069, APPROVED FEBRUARY 1, 2000, AND RECORDED FEBRUARY 4, 2000, UNDER AUDITOR'S FILE NO. 200002040101, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 1 OF SAID SKAGIT COUNTY SHORT PLAT NO. 97-0069;

THENCE NORTH 52°34'10" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 224.95 FEET TO THE WESTERLY CORNER OF SAID LOT 1;

THENCE SOUTH 10°39'25" EAST A DISTANCE OF 200.29 FEET;

THENCE SOUTH 64°19'30" EAST A DISTANCE OF 63.10 FEET;

THENCE NORTH 44°05'40" EAST A DISTANCE OF 121.76 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON SKAGIT COUNTY SHORT PLAT NO. 97-0069, APPROVED FEBRUARY 1, 2000, AND RECORDED FEBRUARY 4, 2000, UNDER AUDITOR'S FILE NO. 200002040101, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.