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202507080061
07/08/2025 03:46 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2025 2132
JUL 08 2025
Amount Paid \$ ~~0~~
By Skagit Co. Treasurer Deputy


QUIT CLAIM DEED

THE GRANTOR, KATY LOUISE LENNING, a single person as her separate property, as to an undivided one-third (1/3) interest, CLAIRE ELISE LENNING, a single person as her separate property, as to an undivided one-third (1/3) interest, and LYDIA ALICE LENNING, a single person as her separate property, as to an undivided one-third (1/3) interest, 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, BERRY BARN, 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: P22085 (340317-0-008-0000)

Abbreviated Legal Description: Portion of the SW 1/4 of the NW 1/4 of Section 17, Township 34 North, Range 3 East, W.M.

Assessor's Parcel Number: P22083 (340317-0-006-0002)

Abbreviated Legal Description: Portion of the South 1/2 of the NW 1/4 of Section 17, Township 34 North, Range 3 East, W.M.

Assessor's Parcel Number: P22093 (340317-2-003-0001)

Abbreviated Legal Description: Portion of the SW 1/4 of the NW 1/4 of Section 17, Township 34 North, Range 3 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, rights of way, reservations, agreements, easements and assessments of record, if any.

Dated this 29th day of June, 2025.

Katy Louise Lenning
KATY LOUISE LENNING

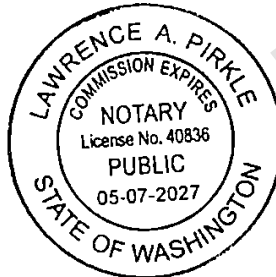
Claire Elise Lenning
CLAIRE ELISE LENNING

Lydia Alice Lenning
LYDIA ALICE LENNING

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that KATY LOUISE LENNING is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 29th day of June, 2025.



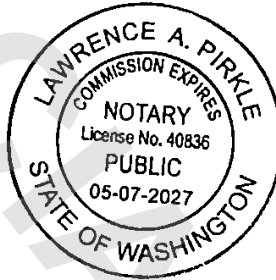
LAWRENCE A. PIRKLE

[Signature]
NOTARY PUBLIC in and for the
State of Washington,
Residing at Mount Vernon
My Commission Expires: 5/7/27

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that CLAIRE ELISE LENNING is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 29th day of June, 2025.



LAWRENCE A. PIRKLE

NOTARY PUBLIC in and for the
 State of Washington,
 Residing at Mount Vernon
 My Commission Expires: 5/7/27

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that LYDIA ALICE LENNING is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 29th day of June, 2025.



LAWRENCE A. PIRKLE

NOTARY PUBLIC in and for the
 State of Washington,
 Residing at Mount Vernon
 My Commission Expires: 5/7/27

EXHIBIT "A"

Assessor's Parcel Number: P22085 (340317-0-008-0000)

A tract of land in the SW 1/4 of the NW 1/4 of Section 17, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point North 89°36' West, 3654.8 feet; and North 0°06' West, 663.2 feet from the SE corner of the SW 1/4 of the NE 1/4 of said Section 17; thence North 89°45' West to the county road; thence North 0°17' East, 636.3 feet along the county road to a point 24 feet South of the North line of said SE 1/4 of the NE 1/4; thence South 89°45' East parallel with said North line to a point lying North 0°06' West of the point of beginning; thence South 0°06' East, 636.3 feet to the place of beginning; TOGETHER WITH that adjoining strip of land acquired from Charles B. Benson by Property Line Agreement dated October 29, 1986, and recorded December 30, 1986, as Auditor's File No. 8612300046; EXCEPT that strip of land, if any, conveyed to Charles B. Benson by Property Line Agreement dated October 29, 1986, and recorded December 30, 1986, as Auditor's File No. 8612300046.

Assessor's Parcel Number: P22083 (340317-0-006-0002)

A tract of land in the South 1/2 of the NW 1/4 of Section 17, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the SE corner of the SW 1/4 of the NE 1/4 of said Section 17; thence North 89°36' West, 1879.7 feet; thence North 0°06' West, 651.85 feet to the true point of beginning; thence continuing North 0°06' West, 651.85 feet to a point 24 feet South of the North line of said South 1/2 of the NW 1/4; thence North 89°45' West parallel with said North line, 886.9 feet; thence South 0°06' East, 650.7 feet; thence in an Easterly direction to the true point of beginning.

Assessor's Parcel Number: P22093 (340317-2-003-0001)

A tract of land in the SW 1/4 of the NW 1/4 of Section 17, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the SE corner of the SW 1/4 of the NE 1/4 of said Section 17; thence North 89°36' West, 2766.6 feet; thence North 0°06' West, 650.7 feet to the true point of beginning; thence continuing North 0°06' West, 650.7 feet to a point 24 feet South of the North line of said SW 1/4 of the NW 1/4; thence North 89°45' West parallel with said North line, 888.2 feet; thence South 0°06' East, 636.3 feet; thence in an Easterly direction to the true place of beginning; TOGETHER WITH that adjoining strip of land, if any, acquired from Charles B. Benson by Property Line Agreement dated October 29, 1986, and recorded December 30, 1986, as Auditor's File No. 8612300046; EXCEPT that strip of land, if any, conveyed to Charles B. Benson by Property Line Agreement dated October 29, 1986, and recorded December 30, 1986, as Auditor's File No. 8612300046.

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