

When Recorded Please Return To:  
PIRKLE LAW FIRM, INC. P.S.  
P.O. Box 1788  
Mount Vernon, WA 98273

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20252424  
Date 07/30/2025

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**QUIT CLAIM DEED**

**THE GRANTOR**, JOHN CHRISTIANSON and TONI CHRISTIANSON, a married couple, 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**, PLEASANT RIDGE SCHOOLHOUSE, 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 Numbers: P23007 (340332-0-003-0105) & P90031 (340332-0-008-0209)**

Parcel A:

That portion of the Northeast Quarter of the Southeast Quarter of Section 32, Township 34 North, Range 3 East, W.M., Skagit County, State of Washington, described as follows:

Beginning at the Northeast corner of the said Northeast Quarter of the Southeast Quarter, thence West 364 feet, thence South 198 feet, thence East 364 feet, thence North 198 feet to the place of beginning, except any portion thereof lying North of the South line of Valentine Road.

Situate in the County of Skagit, State of Washington.

Parcel B:

That portion of the Northeast Quarter of the Southeast Quarter of Section 32, Township 34 North, Range 3 East, W.M., Skagit County, State of Washington, described as follows:

Beginning at a point 364 feet West of the Northeast corner of said subdivision; thence continue West 64 feet; thence South 198 feet; thence East 64 feet; thence North 198 feet to the point of beginning. Except any portion thereof lying North of the South line of Valentine Road.

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 26<sup>th</sup> day of July, 2025.

  
\_\_\_\_\_  
JOHN CHRISTIANSON

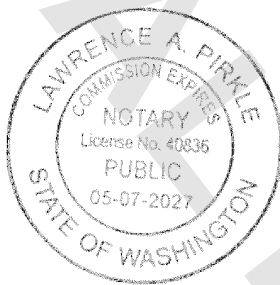
  
\_\_\_\_\_  
TONI CHRISTIANSON


STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF SKAGIT     )

I certify that I know or have satisfactory evidence that JOHN CHRISTIANSON and TONI CHRISTIANSON 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 26<sup>th</sup> day of July, 2025.

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