

POOR ORIGINAL

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08/12/2025 03:59 PM Pages: 1 of 17 Fees: \$623.00
Skagit County Auditor, WA

Return Address

Stiles & Lehr Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252596
Date 08/12/2025

Document Title(s) (or transactions contained therein):

1. Quit Claim Deed
2. Relocation of Access Easement

Chicago Title
500161333

Reference Number(s) of Documents assigned or released:

AP# 861106

Grantor(s) (Last name first, then first name and initials):

1. SKAGIT FLATS LIVING LLC, a Washington limited liability company

Grantee(s) (Last name first, then first name and initials):

1. GRANDVIEW'S CASCADE VILLAGE, LLC, a Washington limited liability company

Legal description (abbreviated):

P62618 – Ptn of S 332 ft of E ½ of Lot 49, Plat of Burlington Acreage Property in SE ¼ of Section 31, Township 35 North, Range 4 East
P62634 – Ptn of Tract 2 of Skagit County Short Plat No. 40-77, Burlington Acreage Property in SE ¼ of Section 31, Township 35 North, Range 4 East
P62636 – Ptn of Tract 1 of Skagit County Short Plat No. 40-77, Burlington Acreage Property in SE ¼ of Section 31, Township 35 North, Range 4 East
P62643 – Ptn of Tract 3 of Skagit County Short Plat No. 40-77, Burlington Acreage Property in SE ¼ of Section 31, Township 35 North, Range 4 East

Assessor's Property Tax Parcel/Account Number(s)

Grandview's Parcel: P62634
SFL's Parcels: P62618, P62636, P62643

QUIT CLAIM DEEDS AND RELOCATION OF ACCESS EASEMENT

This Agreement is made as of 08/11, 2025 by and between GRANDVIEW'S CASCADE VILLAGE, LLC, a Washington limited liability company (hereinafter "Grandview's"), and SKAGIT FLATS LIVING LLC, a Washington limited liability company (hereinafter "SFL"). Grandview's and SFL may individually be referred to as a "Party" or collectively be referred to as the "Parties"

DESCRIPTION OF REAL PROPERTY & RECITALS

WHEREAS, Grandview's owns a certain parcel of real property located in the city of Burlington, Skagit County, Washington, commonly known as 425 & 429 Nardone Court, Burlington WA, 98233 (P62634) and more separately and legally described on the attached Exhibit A, which is incorporated herein by reference (the "Grandview's Parcel").

WHEREAS, SFL owns certain parcels of real property located in the City of Burlington, Skagit County, Washington, commonly known as 401 Nardone Court, Burlington, WA 98233 (P62636), 443-447 Nardone Court, Burlington, WA 98233 (P62643), and 618 Peterson Road, Burlington, WA (P62618), and more separately and legally described on the attached Exhibit B, which is incorporated herein by reference (the "SFL Parcels").

WHEREAS, Grandview owns a 1/3 interest and SFL owns a 2/3 interest in a 25-foot strip of property, which provides common access for the parties ("Access Road") highlighted and depicted as NARDONE CT. on Exhibit C and legally described as follows:

That portion of the South 332 feet of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying within a strip of land 25 feet in width, the Easterly line of which is contiguous to the following described right of way line:

Beginning at a point opposite Highway Engineer's Station 330 + 50 on the centerline survey of State Highway Route No. 5, Skagit River to Jet. SR 20, and 175 feet Westerly therefrom; thence Northeasterly to a point opposite Highway Engineer's Section 334 + 93.95 on said centerline survey and 119.51 feet Westerly therefrom and the end of this right of way line description.

Situate in County of Skagit, State of Washington

WHEREAS, as a condition of the permits for development of the SFL and Grandview Properties, the City of Burlington required that the Access Road be relocated to maintain access as described herein and in the Easement recorded simultaneously herewith and as depicted on Exhibit H hereto.

WHEREAS, in order to relocate the 25-foot strip of land set forth above, and in exchange for the mutual covenants and terms herein Grandview agrees to deed its 1/3 interest in the above-described 25-foot strip to SFL, and SFL agrees to deed to Grandview a 1/3 interest in a 25-foot strip of property highlighted and depicted as ACCESS TRACT on Exhibit D and legally described as follows:

That portion of the East half of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, EXCEPT the South 162.00 feet of the West 100.00 feet and except Tract 2 of Skagit County Short Plat No. 40-77, approved July 20, 1977 recorded July 21, 1977 in Book 2 of Short Plats, page 88, under Auditor's File No. 861106 in records of Skagit County, Washington, all lying West of State Highway right of way being more particularly described as follows:

Commencing at the Southwest corner of said East half of Tract 49 thence South 87°59'01" East 110.46 feet along the North right of way of Peterson Road to the true point of beginning; thence North 02°15'33" East 168.99 feet; thence North 05°34'30" East 163.65 feet; thence South 87°59'01" East 12.12 feet; thence South 87°59'01" East 12.93 feet; thence South 05°34'30" West 164.48 feet; thence South 02°15'33" West 168.16 feet to the North line of Said Peterson Road right of way; thence continuing North 87°59'01" West along the North right of way of Peterson Road 25.00 feet to the true point of beginning.

Situate in County of Skagit, State of Washington

Containing +/- 8,316 sq.ft.

WHEREAS, the Grandview and SFL Parcels are each adjacent to each other, the Parties also desire to terminate the access road easement and all rights therein, as set forth in Short Plat 40-77 recorded under Skagit County Auditor's Number 861106 (Exhibit E), as highlighted and depicted as ACCESS EASEMENT PER SHORT PLAT AFN 861106 on the Exhibit F, and IN exchange for such termination to create a new access road easement as highlighted and depicted in Exhibit G and Exhibit H and as more fully set forth in the Road, Utility, Emergency & Service, and Gate Easement and Maintenance Agreement to be recorded simultaneously with this document.

QUIT CLAIM DEED

The Grantor, SKAGIT FLATS LIVING LLC, a Washington limited liability company (Grantor), in consideration of Grantor and Grantee's a mutual agreement to relocate a 25-foot strip of land and the access road easement thereon, hereby conveys and quit claims unto GRANDVIEW'S CASCADE VILLAGE, LLC, a Washington limited liability company (Grantee) the following described real estate, situated in the County of Skagit , State of Washington, together with all after acquired title of the Grantor therein:

An undivided 1/3rd interest in the following described tract:

That portion of the East half of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, EXCEPT the South 162.00 feet of the West 100.00 feet and except Tract 2 of Skagit County Short Plat No. 40-77, approved July 20, 1977 recorded July 21, 1977 in Book 2 of Short Plats, page 88, under Auditor's File No. 861106 in records of Skagit County, Washington, all lying West of State Highway right of way being more particularly described as follows:

Commencing at the Southwest corner of said East half of Tract 49 thence South 87°59'01" East 110.46 feet along the North right of way of Peterson Road to the true point of beginning; thence North 02°15'33" East 168.99 feet; thence North 05°34'30" East 163.65 feet; thence South 87°59'01" East 12.12 feet; thence South 87°59'01" East 12.93 feet; thence South 05°34'30" West 164.48 feet; thence South 02°15'33" West 168.16 feet to the North line of Said Peterson Road right of way; thence continuing North 87°59'01" West along the North right of way of Peterson Road 25.00 feet to the true point of beginning.

Situate in County of Skagit, State of Washington

Containing +/- 8,316 sq.ft.

RELOCATION OF ACCESS EASEMENT AGREEMENT

GRANDVIEW'S CASCADE VILLAGE, LLC, a Washington limited liability company and SKAGIT FLATS LIVING LLC, a Washington limited liability company hereby mutually agree to terminate the access road easement and all rights therein as set forth in Short Plat 40-77 recorded under Skagit County Auditor's Number 861106 (Exhibit E) as highlighted and depicted as "ACCESS EASEMENT PER SHORT PLAT AFN 861106" on the Exhibit F, and to create a new access road easement as highlighted, depicted and legally described in Exhibit G and Exhibit H and further agree to record the Road, Utility, Emergency & Service, and Gate Easement and Maintenance Agreement simultaneously with this document.

IN WITNESS WHEREOF, GRANDVIEW'S CASCADE VILLAGE, LLC, and
SKAGIT FLATS LIVING LLC, have executed this document on the day and year written below.

GRANDVIEW'S CASCADE VILLAGE, LLC,
By **Grandview's Cascade Village Holdings, LLC,**
a Delaware limited liability company

By: 
Scott Wammack, Manager

8/8/2025
Date

SKAGIT FLATS LIVING LLC,
By **Skagit Flats LLC,**
a Washington limited liability company

By: 
Brandon Atkinson, Manager

8/8/25
Date

STATE OF WASHINGTON

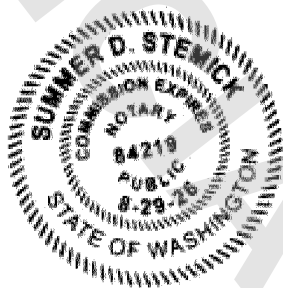
)

) ss.

COUNTY OF SKAGIT

)

I hereby certify that I know or have satisfactory evidence that **Scott Wammack**, of **GRANDVIEW'S CASCADE VILLAGE, LLC**, a Washington limited liability company, is the person who appeared before me and who on oath is authorized to execute the within and foregoing instrument and acknowledged him as the manager of **GRANDVIEW'S CASCADE VILLAGE, LLC**, a Washington limited liability company, and acknowledged that he signed this instrument for the Corporation as his/her free and voluntary act for the uses and purposes mentioned in the instrument.



Summer D. Stemick
 NOTARY PUBLIC in and for the
 State of Washington
 residing at: Richland
 Commission expires: 8/29/2028

STATE OF WASHINGTON

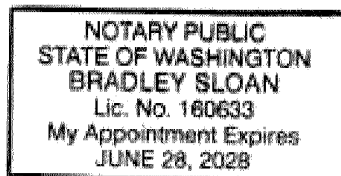
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) ss.

COUNTY OF SKAGIT

)

I hereby certify that I know or have satisfactory evidence that **Brandon Atkinson**, of **SKAGIT FLATS LIVING LLC**, a Washington limited liability company, is the person who appeared before me and who on oath is authorized to execute the within and foregoing instrument and acknowledged him as the manager of **SKAGIT FLATS LIVING LLC**, a Washington limited liability company, and acknowledged that he signed this instrument for the company as his/her free and voluntary act for the uses and purposes mentioned in the instrument.



Bradley Sloan
 NOTARY PUBLIC in and for the
 State of Washington
 residing at: Novos Verna
 Commission expires: 6-28-2028

EXHIBIT A**LEGAL DESCRIPTION OF GRANDVIEW'S PARCEL****Assessor's Tax Parcel No. P62634**

Tract 2 of Skagit County Short Plat No. 40-77, approved July 20, 1977 and recorded July 21, 1977 in Book 2 of Short Plats, page 88, under Auditor's File No. 861106, being a portion of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN Volume 1 of Plats, page 49, records of Skagit County, Washington.

TOGETHER WITH an undivided 1/3rd interest in the following described tract:

That portion of the South 332 feet of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying within a strip of land 25 feet in width, the Easterly line of which is contiguous to the following described right of way line:

Beginning at a point opposite Highway Engineer's Station 330 + 50 on the centerline survey of State Highway Route No. 5, Skagit River to Jct. SR 20, and 175 feet Westerly therefrom; thence Northeasterly to a point opposite Highway Engineer's Station 334 + 93.95 on said centerline survey and 119.51 feet Westerly therefrom and the end of this right of way line description.

Situate in the County of Skagit, State of Washington.

EXHIBIT B**LEGAL DESCRIPTION OF SELF-PARCELS****Assessor's Tax Parcel No. P62618**

That portion of the South 332 feet of the East $\frac{1}{2}$ of Lot 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying Westerly of the West line of a tract deeded to the State of Washington for highway purposes by deed dated January 5, 1972, recorded February 17, 1972, under Auditor's File No. 764264.

EXCEPT the West 100 feet of the South 162 feet thereof.

Situate in the County of Skagit, State of Washington.

Assessor's Tax Parcel No. P62636

Tract 1 of Skagit County Short Plat No. 40-77, approved July 20, 1977 and recorded July 21, 1977 in Book 2 of Short Plats, page 88, under Auditor's File No. 861106, being a portion of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN Volume 1 of Plats, page 49, records of Skagit County, Washington.

TOGETHER WITH AN undivided $\frac{1}{3}$ rd interest in the following described tract:
That portion of the South 332 feet of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying within a strip of land 25 feet in width, the Easterly line of which is contiguous to the following described right of way line:

Beginning at a point opposite Highway Engineer's Station 330 + 50 on the centerline survey of State Highway Route No. 5, Skagit River to Jct. SR 20, and 175 feet Westerly therefrom; thence Northeasterly to a point opposite Highway Engineer's Station 334 + 93.95 on said centerline survey and 119.51 feet Westerly therefrom and the end of this right of way line description.

Situate in the County of Skagit, State of Washington.

EXHIBIT B (cont.)**Assessor's Tax Parcel No. P62643**

Tract 3 of Skagit County Short Plat No. 40-77, approved July 20, 1977 and recorded July 21, 1977 in Book 2 of Short Plats, page 88, under Auditor's File No. 861106, being a portion of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN Volume 1 of Plats, page 49, records of Skagit County, Washington.

TOGETHER WITH AN undivided 1/3rd interest in the following described tract:
That portion of the South 332 feet of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying within a strip of land 25 feet in width, the Easterly line of which is contiguous to the following described right of way line:

Beginning at a point opposite Highway Engineer's Station 330 + 50 on the centerline survey of State Highway Route No. 5, Skagit River to Jct. SR 20, and 175 feet Westerly therefrom; thence Northeasterly to a point opposite Highway Engineer's Station 334 + 93.95 on said centerline survey and 119.51 feet Westerly therefrom and the end of this right of way line description.

Situate in the County of Skagit, State of Washington.

EXHIBIT C

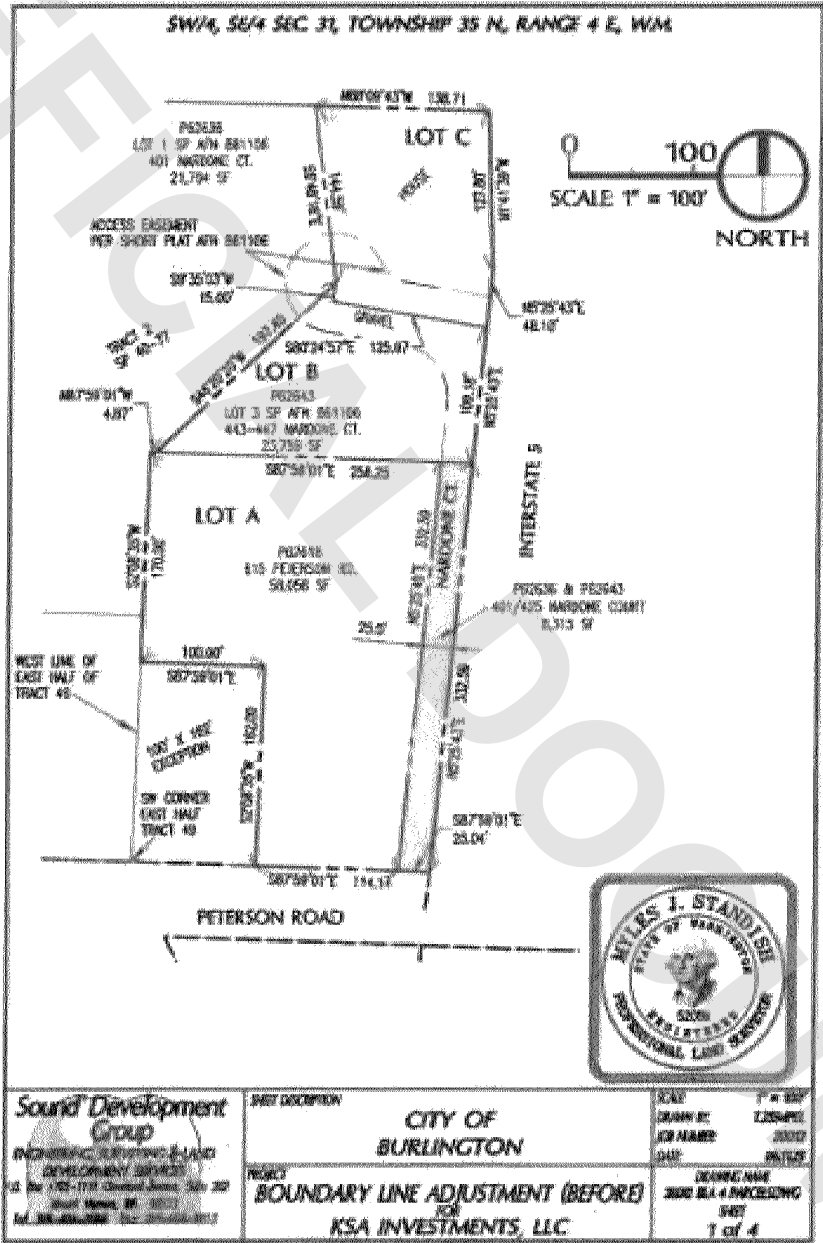


EXHIBIT D

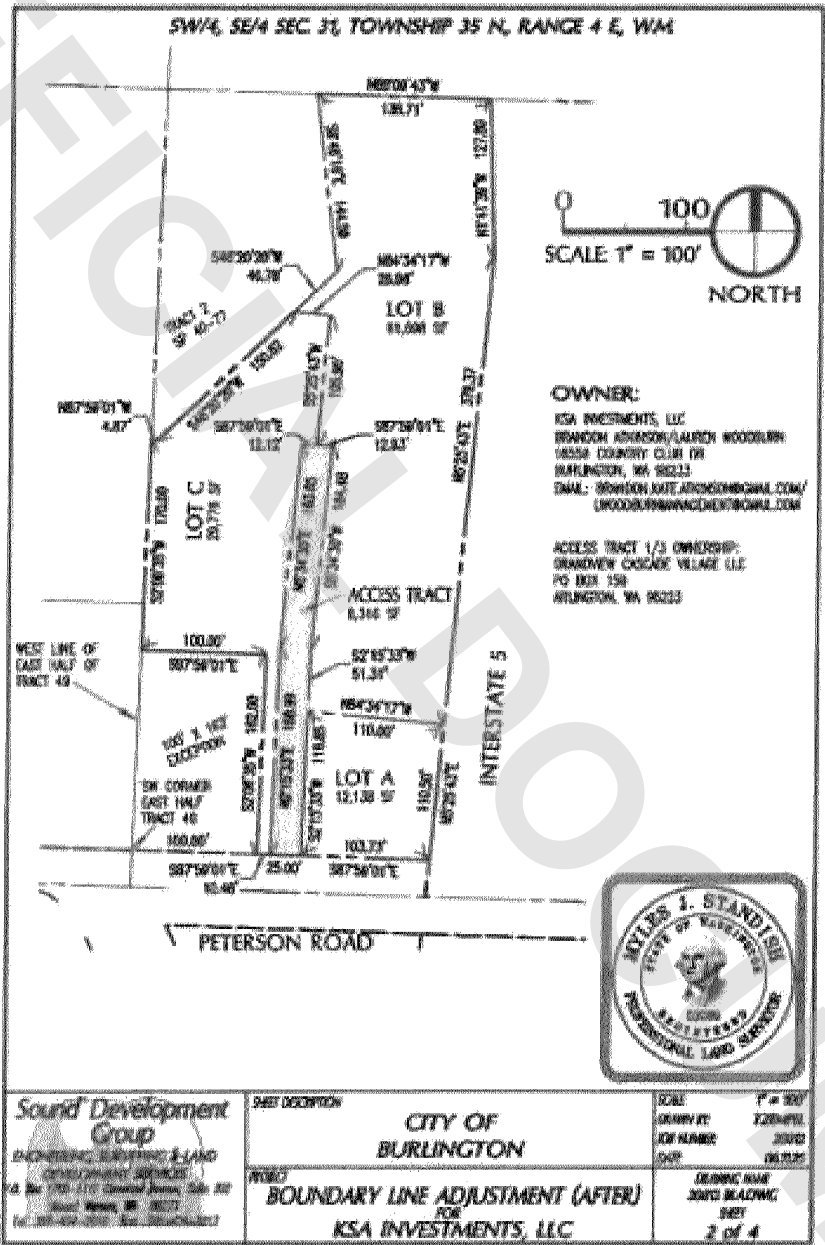


EXHIBIT E

EXHIBIT F

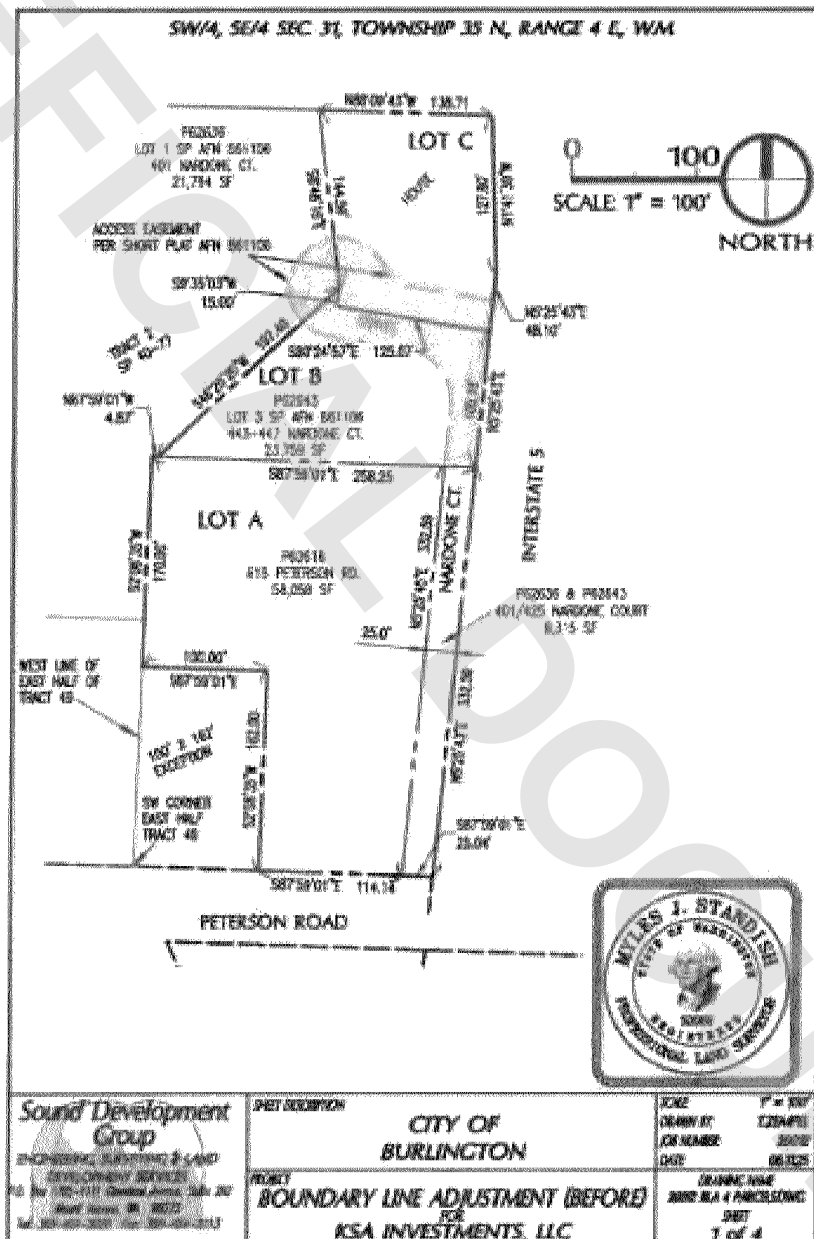


EXHIBIT G

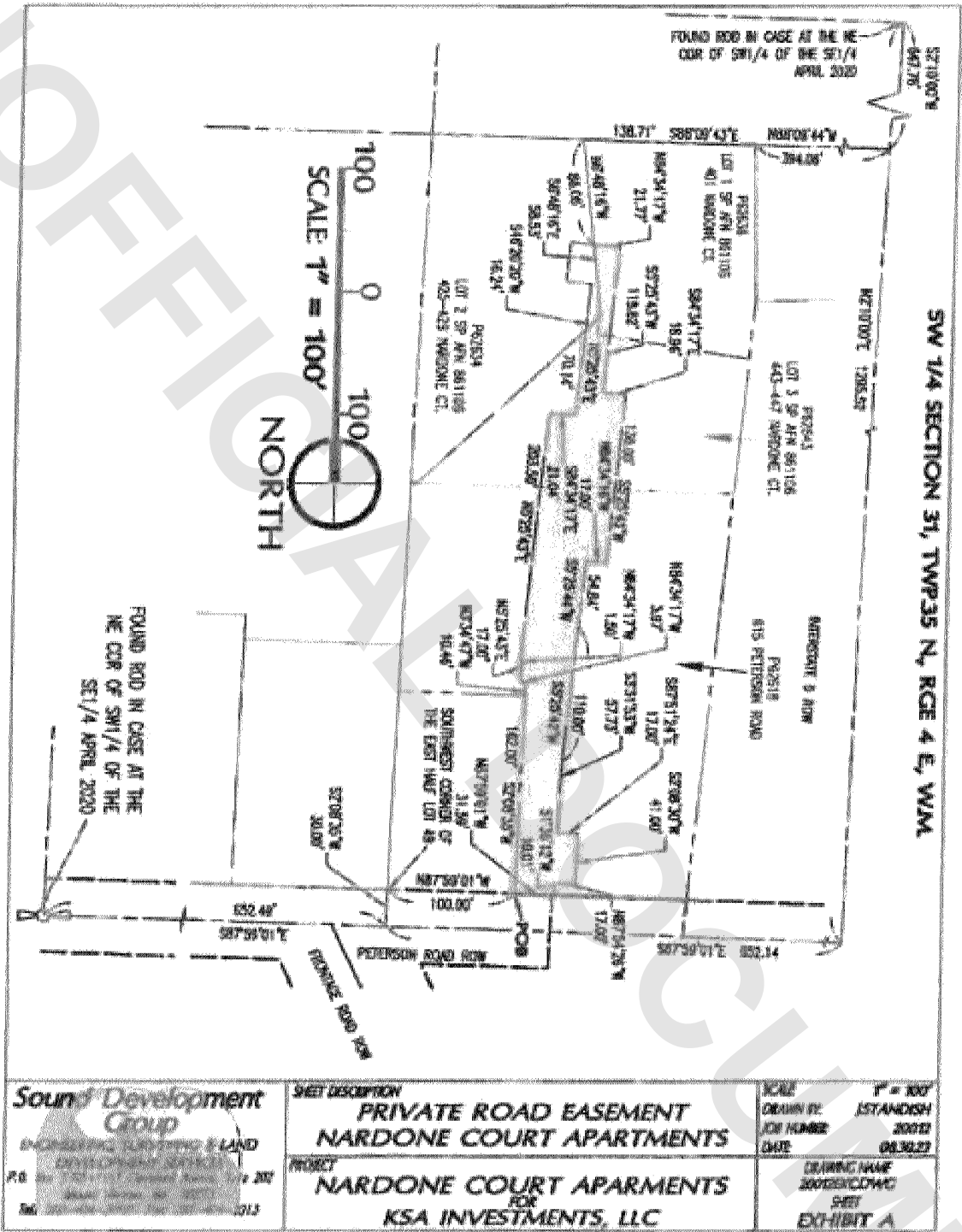


EXHIBIT G (cont.)

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. AND ALSO BEING A PORTION OF THE EAST HALF OF TRACT 49 OF "THE PLAT OF BURLINGTON ACREAGE PROPERTY" RECORDED IN VOLUME 1 OF PLATS PAGE 49 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID LOT 49; THENCE SOUTH 87°59'01" EAST ALONG THE SOUTH LINE OF SAID LOT 49 A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°08'35" EAST ALONG THE EAST LINE OF THE WEST 100.00 FEET OF THE EAST HALF OF SAID LOT 49 A DISTANCE OF 162.00 FEET; THENCE LEAVING SAID LINE NORTH 03°34'47" WEST 10.46 FEET; THENCE NORTH 84°34'17" WEST 3.97 FEET; THENCE NORTH 05°25'43" EAST 17.00 FEET; THENCE NORTH 84°34'17" WEST 1.50 FEET; THENCE NORTH 05°25'43" EAST 203.50 FEET; THENCE SOUTH 84°34'17" EAST 21.04 FEET; THENCE NORTH 05°25'43" EAST TO THE WEST LINE OF LOT 3 OF SHORT PLAT NUMBER 40-77, BEING APPROVED ON JULY 20, 1977 AND RECORDED ON JULY 21, 1977 UNDER SKAGIT COUNTY AUDITOR FILE NUMBER 861106 A DISTANCE OF 70.14 FEET; THENCE NORTH 46°20'20" EAST ALONG SAID WEST LINE 16.24 FEET; THENCE NORTH 06°48'16" WEST ALONG THE EAST LINE OF LOT 2 OF SAID SHORT PLAT 58.53 FEET; THENCE LEAVING SAID LOT 2 LINE SOUTH 84°34'17" EAST 21.77 FEET; THENCE SOUTH 05°25'43" WEST 118.82 FEET; THENCE SOUTH 84°34'17" EAST 18.96 FEET; THENCE SOUTH 05°25'43" WEST 138.00 FEET; THENCE NORTH 84°34'16" WEST 17.00 FEET; THENCE SOUTH 05°25'44" WEST 54.84 FEET; THENCE SOUTH 05°25'42" WEST 110.00 FEET; THENCE SOUTH 03°31'53" WEST 57.73 FEET; THENCE SOUTH 87°51'24" EAST 17.00 FEET; THENCE SOUTH 02°08'30" WEST 41.00 FEET; NORTH 87°54'26" WEST 17.00 FEET; THENCE SOUTH 01°36'12" WEST TO THE SOUTH LOT OF SAID TRACT 49 A DISTANCE OF 10.01 FEET; THENCE NORTH 87°59'01" WEST ALONG SAID SOUTH LINE 31.59 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON

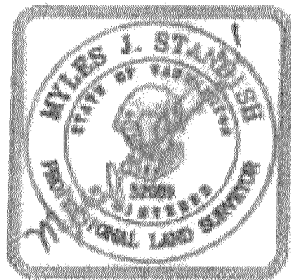


EXHIBIT H

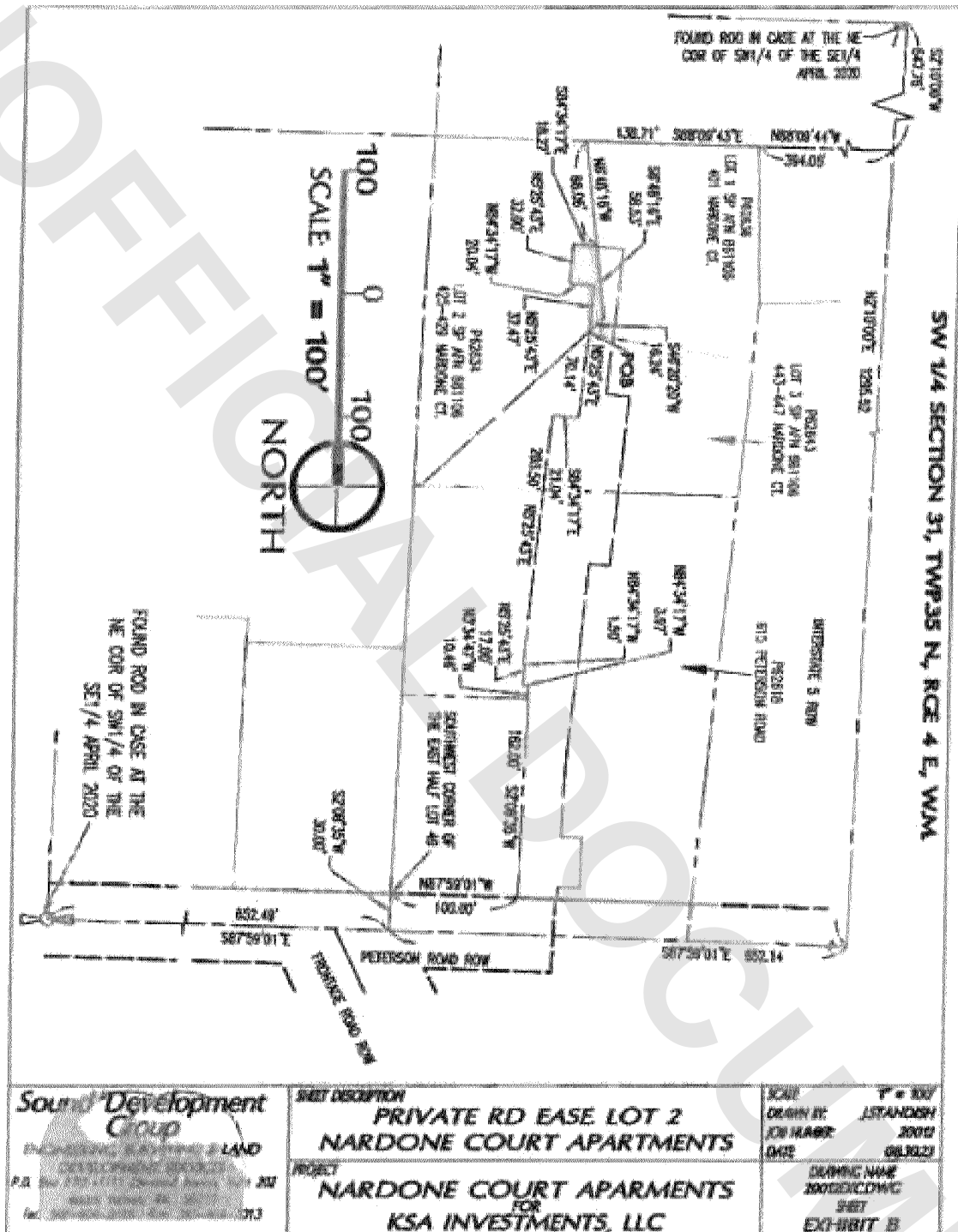


EXHIBIT H (cont.)

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. AND ALSO BEING A PORTION OF THE EAST HALF OF TRACT 49 OF "THE PLAT OF BURLINGTON ACREAGE PROPERTY" RECORDED IN VOLUME 1 OF PLATS PAGE 49 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID LOT 49; THENCE SOUTH 87°59'01" EAST ALONG THE SOUTH LINE OF SAID LOT 49 A DISTANCE OF 100.00 FEET; THENCE NORTH 02°08'35" EAST ALONG THE EAST LINE OF THE WEST 100.00 FEET OF THE EAST HALF OF SAID LOT 49 A DISTANCE OF 162.00 FEET; THENCE LEAVING SAID LINE NORTH 03°34'47" WEST 10.46 FEET; THENCE NORTH 84°34'17" WEST 3.97 FEET; THENCE NORTH 05°25'43" EAST 17.00 FEET; THENCE NORTH 84°34'17" WEST 1.50 FEET; THENCE NORTH 05°25'43" EAST 203.50 FEET; THENCE SOUTH 84°34'17" EAST 21.04 FEET; THENCE NORTH 05°25'43" EAST TO THE WEST LINE OF LOT 3 OF SHORT PLAT NUMBER 40-77, BEING APPROVED ON JULY 20, 1977 AND RECORDED ON JULY 21, 1977 UNDER SKAGIT COUNTY AUDITOR FILE NUMBER 861106 A DISTANCE OF 70.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 46°20'20" EAST ALONG SAID WEST LINE 16.24 FEET; THENCE NORTH 06°48'16" WEST ALONG THE EAST LINE OF LOT 2 OF SAID SHORT PLAT 58.53 FEET; THENCE LEAVING SAID LOT 2 LINE NORTH 84°34'17" WEST 18.27 FEET; THENCE SOUTH 05°25'43" WEST 32.00 FEET; THENCE SOUTH 84°34'17" EAST 20.04 FEET; THENCE SOUTH 05°25'43" WEST 37.47 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON

