

WHEN RECORDED RETURN TO:

Christopher Small
CMS Law Firm, LLC
811 Kirkland Ave, Suite 201
Kirkland, WA 98033

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252639
Date 08/15/2025

QUIT CLAIM DEED

Reference Number: 200408020134

Grantors: Michael Mohrbacher and Kelli Mohrbacher, husband and wife.

Grantees: Michael Mohrbacher and Kelli Mohrbacher, trustees and successor trustees of THE MMKM LIVING TRUST dated: July 24, 2025.

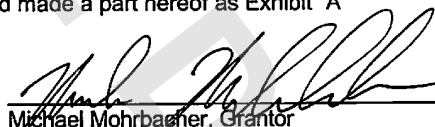
Property Address: No postal address yet assigned.

Assessor's Tax Parcel Number: P32840

GRANTORS, Michael Mohrbacher and Kelli Mohrbacher, husband and wife, for and in consideration of mere change in identity or form / transfer into revocable trust / WAC 458-61A-211(2)(g), conveys and quit claims to Michael Mohrbacher and Kelli Mohrbacher, trustees and successor trustees of THE MMKM LIVING TRUST dated: July 24, 2025, the following described real estate situated in the County of Skagit, State of Washington, together will all after acquired title of the grantor therein:

Abbreviated Legal: AX 4: THAT PORTION OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., ON GUEMES ISLAND IN SKAGIT COUNTY, WASHINGTON

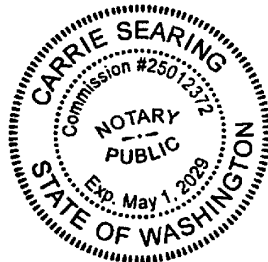
Full legal description attached hereto and made a part hereof as Exhibit "A"

Dated: 8/14, 2025

Michael Mohrbacher, Grantor


Kelli Mohrbacher, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day, 8/14, 2025, I certify that I know or have satisfactory evidence that Michael Mohrbacher and Kelli Mohrbacher are the persons who appeared before me, and said persons acknowledged they signed this instrument, and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.



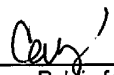

Notary Public for the State of Washington
Printed Name Carrie Searing
Residing at Renton, WA
My commission expires: 5/1/2029

EXHIBIT A

That portion of Section 8, Township 35 North, Range 2 East of W.M. on Guemes Island in Skagit County, Washington described as follows: Commencing at the southeast corner of Lot 56 in Block 3 of the plat of Holiday Hideaway No. 1, as shown on Sheet 4 of 7 Sheets of said plat recorded in Volume 8 of Plats on Page 39 in records of said county; thence North 76 degrees 42' 52" East along the easterly prolongation of the southerly line of said lot a distance of 60.00 feet to the Point of Beginning on the easterly margin of Holiday Boulevard; thence continuing North 76 degrees 42' 52" East 440.00 feet; thence South 13 degrees 17' 08" East 200.00 feet; thence South 76 degrees 42' 52" West 440.00 feet to return to said boulevard margin; thence North thirteen degrees 17' 08" West along said boulevard margin 200.00 feet to the Point of Beginning. 88,000 square feet or 2.0202 acres, more or less.

Subject To: all rights, restrictions, reservations, easements, contracts, covenants and the like of record, if any.