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Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20253187
Date 09/30/2025

QUITCLAIM DEED

$\frac{1}{3}$
Prepared by: Joshua Dabling, Esq., Dabling Law Firm, Washington State Bar Number 44792, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

File No: ARS-119261
Grantor's Loan No. 10523975

215960-LT
ABBREVIATED LEGAL DESCRIPTION: Ptn Lots 6-8, Anaco Beach TGW Tidelands

EXEMPT FROM EXCISE TAX: WAC 458-61A-211(6) grantor and grantee are the same person(s)

A.P.N.: 3858-000-007-0000/P61817; 3858-000-006-0001/P61815; 350127-0-034- 0007/P32387;
3858-000-008-0009/P61820

Randy Boeholt A/K/A RANDAL R BOEHOLT and Mary Kazinka A/K/A MARY BETH KAZINKA, husband and wife, ("Grantor"), for and in consideration of \$0.00 (Zero Dollars and Zero Cents), conveys and quitclaims to **RANDAL R BOEHOLT and MARY BETH KAZINKA**, husband and wife, ("Grantee"), whose tax mailing address is 4607 Anaco Beach Road, Anacortes, WA 98221, with quitclaim covenants, the following described real estate in the County of Skagit, State of Washington:

PARCEL "A": That portion of Lot 7, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, described as follows:

Beginning at the Northwesterly line of said Lot 7 at a point that is 85.5 feet Southwesterly from the Northwest corner of said lot, the same being the Southwesterly point of Tract sold to Elmer E. Dennis et ux under Real Estate Contract dated February 15, 1965 and recorded March 1, 1965, in the office of the Auditor of Skagit County, Washington, under Auditor's File No. 662697;

thence Southwesterly along the Northwesterly line of Lot 7, 100 feet;
thence at right angles to the Northwesterly line of Lot 7, Southeasterly to the Southeasterly line of said lot;
thence Northeasterly along the Southeasterly line of Lot 7, 100 feet to the Southeast corner of the aforementioned Dennis Tract;
thence Northwesterly at right angles along the Southwesterly line of the Dennis Tract to the point of beginning.

TOGETHER WITH that portion of the Southeasterly 20 feet of Lot 6 of said plat adjoining the above described tract and lying between the extended Southwesterly and Northeasterly lines thereof.

PARCEL "B":

An undivided 1/8th interest in the following described premises:

The Northwesterly 20 feet of Lot 8, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

ALSO that portion of the following described tidelands which adjoin Lot 7 and the Northwesterly 20 feet of Lot 8 of said ANACO BEACH:

That portion of Tracts 2 and 3, Plate 3, ANACORTES TIDELANDS, lying in front of Government Lot 3, Section 27, Township 35 North, Range 1 East, W.M., as shown on the official map on file in the office of the Commissioner of Public Lands in Olympia, Washington, described as follows:

Beginning at a point on the Northeasterly side of said Tract 3, which point is also the most Westerly point of Lot 6 of ANACO BEACH;
thence run Southwesterly to a point on the Southwesterly side of said Tract 2, also the inner harbor line, which is North 29°23'45" West 140.56 feet from the intersection of said inner harbor line with the East line of said Tract 2;
thence South 29°23'45" East along said inner harbor line 95.08 feet;
thence Northeasterly to a point on the Northeasterly side of said Tract 3 which is North 52°33' West 40.02 feet from the most Southerly corner of said Lot 8 of said ANACO BEACH;
thence North 52°33' West 140.07 feet to said point of beginning.

Situate in the County of Skagit, State of Washington.

Property Address is: 4607 Anaco Beach Road, Anacortes, WA 98221

Prior deed recorded at Instrument No. 201609220114

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on August 21st, 2025:

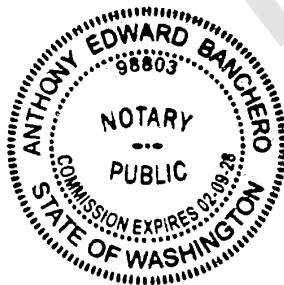
Randy Boeholt
Randy Boeholt A/K/A RANDAL R
BOEHOLT

Mary Beth Kazinka
Mary Kazinka A/K/A MARY BETH
KAZINKA

STATE OF WA
COUNTY OF Skagit

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **RANDAL R BOEHOLT** and **MARY BETH KAZINKA**, personally known to me, or has produced Identification Driver License, as Identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21st day of August, 2025.



[Signature]
Notary Public