

When recorded return to:

Guardian Northwest Title & Escrow Company
P.O. Box 1667
Mount Vernon, WA 98273
(360) 424-0111Real Estate Excise Tax
Exempt
Skagit County Treasurer
By BELEN MARTINEZ
Affidavit No. 20253462
Date 10/22/2025

GNW 25-23927

QUIT CLAIM DEED

THE GRANTOR(S) Dawn M. Koenig, as her separate estate, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and quit claims to John B. Koenig, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington together with all after acquired title of the grantor(s) herein:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 1, Township 34 North, Range 9 East - SE NE (Tract 2 & ptn 1, SP 8-88)

Tax Parcel Number(s): P30780 / 340901-1-001-0213

Dated: 10/01/2025Dawn M Koenig

Dawn M. Koenig

STATE OF Washington
COUNTY OF SkagitThis record was acknowledged before me on this 1 day of October, 2025, by

Dawn M. Koenig

KAB
SignatureNotary
Title

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

My commission expires: 09/11/2027

Notarized remotely online using communication technology via Proof.

Quit Claim Deed
LPB 12-05 rev. 12/2006

Order No.: 25-23927-PL

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EXHIBIT A**LEGAL DESCRIPTION**

Property Address: 53932 Rockport Cascade Road, Rockport, WA 98283
Tax Parcel Number(s): P30780 / 340901-1-001-0213

Property Description:

PARCEL A:

Tract 2, SKAGIT COUNTY SHORT PLAT NO. 8-88, approved March 25, 1988, recorded March 29, 1988, in Volume 8 of Short Plats, page 32, under Auditor's File No. 8803290028, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Northeast Quarter in Section 1, Township 34 North, Range 9 East of the Willamette Meridian;

TOGETHER WITH that portion of Tract 1 of Skagit County Short Plat No. 8-88, described as follows:

Beginning at the intersection of the East line of said Section 1, and the South right of way of County road known as the Rockport-Cascade Road;
Thence North 89°46'06" West along said County road, a distance of 644.96 feet to the Northwest corner of Lot 2 of said Short Plat and the point of beginning of this description;
Thence South 0°21'44" West, a distance of 695.81 feet to the Southwest corner of said Lot 2;
Thence North 89°46'06" West, a distance of 20.00 feet to a point on the West line of Lot 1 of said Short Plat;
Thence North 0°21'44" East, a distance of 695.81 feet to the South line of the Rockport-Cascade Road;
Thence South 89°46'06" East, a distance of 20.00 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over, under and across a 40 foot wide strip of land being 20 feet on each side of the following described centerline:
Beginning at the Northwest corner of Tract 3 of said Skagit County Short Plat No. 8-88;
Thence South 0°16'25" West along the property line between Tract 2 and 3 of said Short Plat, and said property line extended a distance of 729.80 feet to the terminus of said centerline;

Situated in Skagit County, Washington.