

When recorded return to:

Guardian Northwest Title & Escrow Company
P.O. Box 1667
Mount Vernon, WA 98273
(360) 424-0111

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By BELEN MARTINEZ
Affidavit No. 20253464
Date 10/22/2025

QUIT CLAIM DEED

Guardian NW Title - 25-23927-PL

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

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

THE GRANTOR(S)

John B. Koenig 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 and Cammy M. Koenig, a married couple**

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:

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:

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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.

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: 10-21-25

[Signature]
John B. Koenig

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 21 day of ~~July~~ ^{October}, 2025, by John B. Koenig.

[Signature]
Signature

[Signature]
Title

My commission expires: June 16, 2029



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