



20251120100

11/12/2025 03:16 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 3689
NOV 12 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By Deput:

LT

After Recording Mail To:
Andrew C. Schuh
SKAGIT LAW GROUP, PLLC
PO Box 336
Mount Vernon, WA 98273

QUIT CLAIM DEED

THE GRANTOR, Fohn Land III, LLC, a Washington limited liability company, as a mere change in identity or form and for no consideration, conveys to Fohn Land IV, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington, including any interest therein which Grantor may hereafter acquire:

Parcel 1: Tax Parcel ID: 340328-3-001-0008/P22869
Abbreviated Legal Description: NE ¼ Of SW ¼, 28-34-3 E W.M. TGW Easements.

SEE ATTACHED EXHBIIT "A" HERETO FOR LEGAL DESCRIPTION

Parcel 2: Tax Parcel ID: 340333-1-002-0104/P133467
Abbreviated Legal: Ptn N ½ N ½, 33-34-3 E W.M.

SEE ATTACHED EXHBIIT "A" HERETO FOR LEGAL DESCRIPTION

Parcel 3: Tax Parcel ID: 340333-2-001-0003/P23078
Legal Description: CU F&A #363 AF#763398 1973 TRNSF AF#813965: DR 15: DK 1: N 45RDS OF NE1/4 NW1/4, SECTION 33, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LESS RD AKA PTN LOT 2 S/P 48-88 REC AF#8811040006

Parcel 4: Tax Parcel ID: 340333-2-003-0001/P23080
Legal Description: CU F&A #363 AF#763398 1973 TRNSF AF#813965: DR 15: DK 1: PTN NW1/4 OF NW1/4, SECTION 33, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LESS RD AKA PTN LOT 2 S/P 48-88 REC AF#8811040006

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Dated: 3-21-25

Arnold J. Fohn
Arnold J. Fohn, Member
Grantor Fohn Land III, LLC

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Arnold J. Fohn is the person who appeared before me, acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes in the instrument.

Dated: March 21, 2025

AC Sch
ANDREW C. SCHUH, Notary Public
My commission expires: 1/29/26

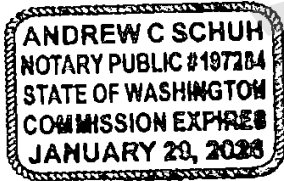


EXHIBIT A

Parcel 1:

Legal Description:

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 34 North, Range 3 East W. M.,

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the North 30 feet of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 28, Township 34 North, Range 3 East, W.M.

Subject to conservation easement AF#201312310007 SK CO CONTRACT #C20130499 and AF201410130060.

Parcel 2:

Legal Description:

CU F&A #58 & #100 AF#751983 1973 TRNSF AF#895942: DK 1: DR 15: THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. EXCEPT THE NORTH 30 FEET AND THE EAST 30 FEET THEREOF FOR CALHOUN ROAD AND BRADSHAW ROAD, RESPECTIVELY. ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, THENCE SOUTH 1-14-12 WEST ALONG THE NORTH-SOUTH CENTER OF SECTION 30.00 FEET TO THE SOUTH MARGIN OF CALHOUN ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 1-14-12 WEST ALONG SAID CENTER OF SECTION LINE 268.51 FEET; THENCE SOUTH 89-59-31 EAST A DISTANCE OF 162.06 FEET; THENCE NORTH 4-3-44 EAST A DISTANCE OF 267.18 FEET TO THE SOUTH MARGIN OF CALHOUN ROAD AND ALSO BEING 175.21 FEET EAST OF TRUE POINT OF BEGINNING; THENCE NORTH 89-19-31 WEST ALONG THE SOUTH MARGIN OF CALHOUN ROAD 175.21 FEET TO THE TRUE POINT OF BEGINNING. SURVEY AF#201608080157