



202511170046

11/17/2025 11:56 AM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

When Recorded Return to:

Brian D. Ives, Attorney at Law  
5507 – 35<sup>th</sup> Ave. N.E.  
Seattle, WA 98105

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 3747  
NOV 17 2025

Amount Paid \$-0  
Skagit Co. Treasurer  
By Deputy  
LT

**QUIT CLAIM DEED**

Grantors: R. Scott Larsen and Debbie M. Larsen, husband and wife

Grantee: 33399 Nibac LLC

Legal Description (abbreviated): LOT 113, BLOCK 3, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 49 TO 54, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#201509300002

Assessor's Tax Parcel No.: P66763

THE GRANTORS, R. Scott Larsen and Debbie M. Larsen, husband and wife, convey and quit claim to Grantee, 33399 Nibac LLC, a Washington limited liability company, for no consideration and as a transfer, pursuant to WAC 458-61A-211(2)(a), the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantors therein:

Lot 113, Block 3, in Lake Cavanaugh Subdivision, Division No. 2, according to the plat thereof recorded in Volume 5 of Plats, pages 49-54, records of Skagit County, Washington. Situate in Skagit County, Washington.

Subject to any easements, restrictions, reservations, covenants, and conditions of record.

Commonly known as: 33410 South Shore Drive, Mount Vernon, WA 98274

