

202512310087

12/31/2025 12:25 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 4182
DEC 31 2025

Amount Paid \$-0
Skagit Co. Treasurer
By *[Signature]* Deputy

AFTER RECORDING RETURN TO:

Lowell Law Office
PO Box 1346
Burlington, WA 98233

QUIT CLAIM DEED

GRANTOR(s): BRENT PETERSON and HOLLY PETERSON, a married couple

GRANTEE: COZY COLONY COTTAGE LLC

Abbreviated Legal: That portion of the SW ¼ of the SW ¼ of Section 26, Township 36 North, Range 3 East, W.M.

The Grantor, BRENT PETERSON and HOLLY PETERSON, a married couple, in consideration of transfer to LLC, conveys and quit claims to COZY COLONY COTTAGE LLC, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title to the grantor herein:

SEE ATTACHED – Exhibit A

Tax Parcel Number: P48300 / XrefID 360236-0-015-0016

Quit Claim Deed – page 1 of 5

Subject to: Restrictions, reservations and easements of record.


DATED this 24 day of December, 2025.


BRENT PETERSON


HOLLY PETERSON

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

On December 24, 2025, I certify that I know or have satisfactory evidence that BRENT PETERSON and HOLLY PETERSON signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



Notary Public, in and for the State of Washington
My appointment expires: 9.24.2027
Residing in: Burlington WA

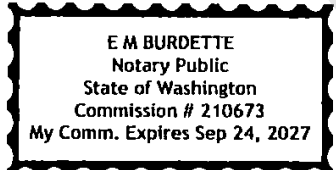


Exhibit A

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Section 26;
 thence North $39^{\circ}32'$ East 410.8 feet to the true point of beginning;
 thence North $89^{\circ}53'$ East 203.36 feet;
 thence North $0^{\circ}47'$ West 814.33 feet;
 thence South $87^{\circ}40'$ West 442.88 feet to the center of the County road;
 thence South $14^{\circ}08'$ East 162.23 feet;
 thence South $17^{\circ}03'$ East along the said road 263.60 feet;
 thence North $88^{\circ}57'$ East 184.40 feet;
 thence South $0^{\circ}01'$ West 267.35 feet;
 thence South $88^{\circ}34'$ West 102.58 feet to a point in the center of said County road;
 thence South $17^{\circ}03'$ East along the said road 39.51 feet;
 thence South $25^{\circ}44'$ East 92.14 feet to the point of beginning, EXCEPT that portion thereof lying within the boundaries of said County road.

EXCEPTING THEREFROM the following described four parcels:

Parcel 1:

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26;
 thence North $39^{\circ}32'$ East 410.8 feet;
 thence North $89^{\circ}53'$ East 203.36 feet;
 thence North $0^{\circ}47'$ West 614.33 feet to the true point of beginning of this description;
 thence from said true point of beginning continue North $0^{\circ}47'$ West a distance of 200.0 feet;
 thence South $87^{\circ}40'$ West 442.88 feet to the center line of the Colony Road;
 thence South $14^{\circ}08'$ East 162.23 feet;
 thence South $17^{\circ}03'$ East along the center line of said road to a point that bears South $88^{\circ}57'$ West from the true point of beginning;
 thence North $88^{\circ}57'$ East to the true point of beginning, EXCEPT Colony Road along the Westerly line thereof.

Parcel 2:

Portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26;
 thence North $39^{\circ}32'00''$ East a distance of 410.80 feet;
 thence North $89^{\circ}53'00''$ East a distance of 203.36 feet;
 thence North $00^{\circ}47'00''$ West a distance of 814.33 feet;
 thence South $87^{\circ}40'00''$ West a distance of 442.88 feet to the center of the County road;

thence South 14°08'00" East a distance of 162.23 feet;
 thence South 17°03'00" East along said County road a distance of 263.60 feet;
 thence North 88°57'00" East a distance of 184.40 feet to the true point of beginning of this description;
 thence from said true point of beginning continue North 88°57'00" East to the East line of that certain tract conveyed to Harold F. Estabrook and Stella May Estabrook, husband and wife, by deed dated March 24, 1947, and recorded March 25, 1947, in Volume 216 of Deeds, page 630, under Auditor's File No. 402345, records of Skagit County, Washington;
 thence South 00°47'00" East along the East line of said Estabrook Tract, a distance of 150.00 feet;
 thence South 88°57'00" West to a point that bears South 00°01'00" West from the true point of beginning;
 thence North 00°01'00" East a distance of 150.00 feet, more or less, to the true point of beginning.

Parcel 3:

That portion of the Southwest ¼ of the Southwest ¼ of Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest ¼ of the Southwest ¼ of Section 26;
 thence North 39°32' East 410.8 feet;
 thence North 89°53' East 203.36 feet;
 thence North 0°47' West 814.33 feet to the true point of beginning of this description;
 thence South 87°40' West 442.88 feet to the center of the Colony Road;
 thence South 14°08' East 162.23 feet;
 thence South 17°03' East along the center of said Colony Road 263.60 feet;
 thence North 88°57' East to a point that bears South 0°47' East from the true point of beginning;
 thence North 0°47' West to the true point of beginning,

EXCEPT Colony Road along the West line thereof,

AND ALSO EXCEPT THEREFROM the following described tract:

Beginning at the Southwest corner of said Southwest ¼ of the Southwest ¼ of Section 26;
 thence North 39°32' East 410.8 feet;
 thence North 89°53' East 203.36 feet;
 thence North 0°47' West 614.33 feet to the true point of beginning of this description;
 thence from said true point of beginning continue North 0°47' West a distance of 200.0 feet;
 thence South 87°40' West 442.88 feet to the centerline of the Colony Road;
 thence South 14°08' East 162.23 feet;
 thence South 17°03' East along the centerline of said road to a point that bears South 88°57' West from the true point of beginning;
 thence North 88°57' East to the true point of beginning,

EXCEPT Colony Road along the Westerly line thereof.

Parcel 4:

That portion of the Southwest ¼ of the Southwest ¼ of Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 26;
thence North $39^{\circ}32'$ East 410.8 feet;
thence North $89^{\circ}53'$ East 203.36 feet;
thence North $0^{\circ}47'$ West to a point 125 feet South of the Southeast corner of that certain tract conveyed to Donovan W. Miller, by deed dated January 18, 1968 and recorded January 19, 1968, under Auditor's File No. 709194 in Volume 11 of Official Records, page 142, and the true point of beginning;
thence continue North $0^{\circ}47'$ West 125 feet to the Southeast corner thereof;
thence South $88^{\circ}57'$ West along said line of Miller Tract to the Southwest corner thereof;
thence South $0^{\circ}01'$ West to a point that bears South $88^{\circ}57'$ West from the true point of beginning;
thence North $88^{\circ}57'$ East to the true point of beginning.

Situate in the County of Skagit, State of Washington.