



202601220047

01/22/2026 11:32 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

When recorded return to:
Jan M. Edelstein, Trustee
17173 West Big Lake Blvd.,
Mt. Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026 0177
JAN 22 2026

Amount Paid \$ 10.00
Skagit Co. Treasurer
By *LT* Deputy

QUIT CLAIM DEED

GRANTORS, GARY K. JOHNSON and KRISTINE M. JOHNSON, husband and wife,

for the purposes of (1) reuniting the appurtenant Shorelands of the Second Class with its Upland Real Property as granted by the State of Washington to the then upland owner, Day Lumber Company, a corporation, its successors and assigns, by deed signed April 7, 1924, Auditor #173577, (2) avoiding quiet title actions based on adverse possession by current abutting Upland Owners, and (3) in accordance with the policy of the State of Washington, and

In CONSIDERATION of Seventy-Six Dollars (\$76.00) in hand paid, conveys and quit claims

To GRANTEES, JAN M. EDELSTEIN, Trustee, and ELLEN C. ZOFFEL, Trustee, for the Big Lake Trust u/a/d March 14, 2023, successor owners of the abutting Upland Real Property,

THE FOLLOWING DESCRIBED REAL ESTATE, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantors herein:

All Shorelands of the 2nd Class lying in front of, adjacent to, or abutting the upland real property known as Tax Parcel 67136 and described as Lot 62, Plat 1, Lakeview Tracts, according to the plat thereof recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington. except that portion thereof lying south of that certain fence line as depicted in survey recorded under Auditor's file no. 9104040018, and as further defined and set forth in that certain 'boundary line adjustment' recorded under Auditor's file no. 9211170041, Records of Skagit County, WA, together with any improvements thereon,

Also known as 17173 West Big Lake Blvd., Mt. Vernon, WA 98274.

P67136 and 7644 of P29988

TOGETHER WITH and SUBJECT TO all rights acquired first by the Day Lumber Company and thereafter transferred by Deed to successor owners of Government Lots 1 and 2 to have and maintain a dam on Nookachamp Creek at the outflow of Big Lake, Skagit County, State of Washington, and to overflow shorelands and uplands of Big Lake. The rights to have and maintain said dam and overflow said lands having been established by the decision of the Supreme Court of the State of Washington, C. F. McInnis, et al., Appellant, vs. Day Lumber Company, Respondent (102 WA Rpts. 38 (1918)) and further established by Order of the Commissioner of Public Lands, State of Washington April 7, 1924, Auditor #173578.

Grantors make no representation of warranty, nor any guarantee of warranty, expressed or implied, as to the condition of title to any property, nor the physical condition of any property or its fitness for any use or purpose.

Buyer expressly assumes all risks and agrees to indemnify Grantors with respect to any legal actions regarding this real estate.

Tax Parcel Number(s): P67136 and 76 feet of P29988

Dated:


Gary K. Johnson, Grantor

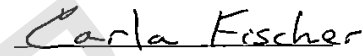

Kristine M. Johnson, Grantor

ACKNOWLEDGMENT

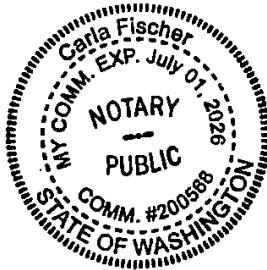
State of Washington
County of Skagit

I hereby certify that I know or have satisfactory evidence that Gary Johnson and Kristine Johnson, are the persons who appeared before me and acknowledged that each of them is authorized to execute the instrument and acknowledged it as the free and voluntary act of each such party for the uses and purposes mentioned in this instrument.

NOTARY PUBLIC for the State of
Washington


Print Name:

My commission expires: July 01, 2026



 January 22, 2026