

When Recorded Please Return To:
PIRKLE LAW FIRM, INC. P.S.
P.O. Box 1788
Mount Vernon, WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20260355
Date 02/10/2026

QUIT CLAIM DEED

THE GRANTOR, LYNN NELSON, as her separate property, for and in consideration of transfer to Limited Liability Company (mere change in form of ownership) (WAC 458-61A-211(2)(a)), conveys and quit claims to **GRANTEE**, SNEE OOSH PLACE, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Number: P20620 (340222-0-010-0000)

That portion of Government Lot 4 of Section 21 and of Government Lot 1 of Section 22, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 22, Township 34 North, Range 2 East of the Willamette Meridian; thence N 41°55' West along a diagonal which runs from the Southeast corner to the Northwest corner of said Government Lot 1 of said Section 22 and which diagonal course is also the center line of the County Road a distance of 1627.61 feet; thence continuing North 41°56' West along said diagonal a distance of 56.22 feet; thence South 75°16'30" West a distance of 32.07 feet to a point on the Westerly line of the County Road and which point is the true point-of-beginning; thence continuing South 75°16'30" West to the line of mean high tide; thence Southeasterly along the beach a distance of 50 feet; thence North 75°16'30" East to a point on the Westerly line of the County Road which point is South 75°16'30" West a distance of 33.73 feet from that point on said diagonal which is North 41°56' West a distance of 1627.61 feet from the Southeast corner of Government Lot 1 of said Section 22; thence Northwesterly along the Westerly line of the County Road to the point-of-beginning.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements and assessments of record, if any.

