

When recorded return to:  
James R Gross, Trustee  
Sharon R Gross, Trustee  
17028 Lake View Blvd.  
Mount Vernon, WA 98274



202602230017

02/23/2026 11:30 AM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2036.0185  
FEB 23 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) reattaching 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 Two Hundred Dollars (\$200.00) in hand paid, conveys and quit claims

To GRANTEES, JAMES R GROSS and SHARON R GROSS successor owner(s) 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 2<sup>nd</sup> Class lying in front of, adjacent to, or abutting the upland real property known as Tax Parcel 67122 and described as 0.9300 ac) LOT 52, 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 A LINE DRAWN PARALLEL WITH AND 45 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID LOT, together with any improvements thereon.

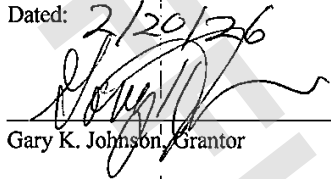
Also known as 17028 West Big Lake Blvd., Mount. Vernon, WA 98274. Tax Parcel 67122 and 200 feet of P29988.

Tax Parcel Number(s): P 67122

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): P 29903

Dated: 2/20/26

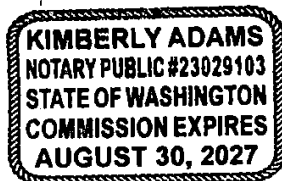
  
\_\_\_\_\_  
Gary K. Johnson, Grantor

  
\_\_\_\_\_  
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: 08/30/27