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03/02/2026 02:49 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

When recorded return to:
John Yaeger, Trustee
PO BOX 2525
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026.0000
MAR 02 2026

Amount Paid \$ 10.00
Skagit Co. Treasurer
By *BT* 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 Forty Five Dollars (\$45.00) in hand paid, conveys and quit claims

To GRANTEE, JOHN N YAEGER 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 2nd Class lying in front of, adjacent to, or abutting the upland real property known as Tax Parcel 67133 and described as THAT PART OF LOT 59, PLAT 1, LAKEVIEW TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 59; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT 59, A DISTANCE OF 30 FEET; THENCE IN A SOUTHEASTERLY DIRECTION IN A STRAIGHT LINE TO THE SOUTHEAST CORNER OF SAID TRACT 59, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID TRACT 59 TO THE POINT OF BEGINNING. ALSO, ALL THAT PART OF TRACT 60, PLAT 1, LAKEVIEW TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID TRACT 60, THAT IS NORTH 25 DEGREES 59'30" EAST 110.0 FEET FROM THE SOUTHWESTERLY CORNER OF TRACT 61 OF SAID 'PLAT 1, LAKEVIEW TRACTS' THENCE EASTERLY IN A STRAIGHT LINE TO A POINT ON THE EASTERLY LINE OF SAID TRACT 60, THAT IS 110 FEET NORTH (AS MEASURED ALONG THE EASTERLY LINE OF TRACTS 60 AND 61) OF THE SOUTHEASTERLY CORNER OF SAID TRACT 61.
, together with any improvements thereon.

Also known as 17135 West Big Lake Blvd., Mount. Vernon, WA 98274. Tax Parcel 67133 and 45 feet of P29988.

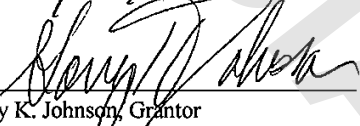
Tax Parcel Number(s): P 67133

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): P 67133

Dated: 2/20/26



Gary K. Johnson, Grantor

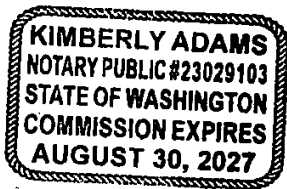


Kristine M. Johnson, Grantor

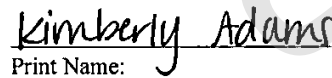
ACKNOWLEDGMENT

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