



202603090048

03/09/2026 02:29 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

When recorded return to:
Big Lake House Rev Living Trust
Penny J Darr, Trustee
17124 Lake View Blvd.
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2026-0675
MAR 09 2026

Amount Paid \$ 10.⁰⁰
Skagit Co. Treasurer
By CC 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 One Hundred AND SIXTY Dollars (\$160.00) in hand paid, conveys and quit claims

To GRANTEES, BIG LAKE HOUSE REV LIVING TRUST, PENNY J DARR, Trustee 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 67114 and described as (0.3700 ac) THE NORTH 21.5 FEET OF LOT 45 AND ALL OF LOT 46, PLAT 1, LAKEVIEW TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF LOT 47, PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 47; THENCE NORTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 40 FEET; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE OF SAID TRACT TO THE WEST LINE OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT TO THE POINT OF BEGINNING,

Parcel 67113 and described as (0.0600 ac) THAT PORTION OF LOT 45, 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 A POINT ON THE SOUTH LINE OF THE NORTH 21.5 FEET OF SAID LOT 45 (LINE REFERRED TO IN AGREEMENT AS TO PROPERTY LINES, RECORDED UNDER AUDITOR'S FILE NO. 815797, BETWEEN TESARIKS AND SAUERS) AND ITS INTERSECTION WITH THE WESTERLY MARGIN OF LAKEVIEW BOULEVARD, AS SHOWN ON SURVEY MAP FILED IN BOOK 6 OF SURVEYS, PAGE 11, UNDER AUDITOR'S FILE NO. 8411080014; THENCE SOUTH 22-01-30 EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 8.5 FEET; THENCE SOUTH 74-45-57 WEST TO THE SHORELINE OF BIG LAKE; THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID SHORELINE A DISTANCE 30 FEET, MORE OR LESS, TO THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE NORTH 21.5 FEET OF SAID LOT 45; THENCE NORTH 86-46-30 EAST ALONG SAID WESTERLY PROJECTION A DISTANCE OF 108 FEET, MORE OR LESS TO THE POINT OF BEGINNING. EXCEPT THE SOUTHERLY 3 FEET THEREOF AS CONVEYED TO T R SAUER, EX UX BY DEED RECORDED JUNE 1, 1993, UNDER AUDITOR'S FILE NO. 9306010008 together with any improvements thereon.

Also known as 17124 Lake View Blvd., Mount. Vernon, WA 98274. Tax Parcel 67114, Tax Parcel 67113 and 160 feet of P29988.

Tax Parcel Number(s): P 67114 and P 67113

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): 67114 and 67113

Dated: 28 Feb 2020

Gary K. Johnson
Gary K. Johnson, Grantor

Kristine M. Johnson
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

Carla Fischer
Print Name:

My commission expires: July 01, 2026
Carla Fischer