



202605280045

05/28/2026 11:49 AM Pages: 1 of 3 Fees: \$355.50
Skagit County Auditor

Document Title: Deed

Reference Number :

Grantor(s): additional grantor names on page ___

1. Granite Holdings LLC

2.

Grantee(s): additional grantee names on page ___

1. Manor Properties LLC

2.

Abbreviated legal description: full legal on page(s) ___

Lot 2 sp Nicholas Court 23/35/04

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page ___

P76912

I, Yelena Ruby, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$303.50 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed  Dated 5-28-2026

When recorded return to:
Manor Properties, LLC
901 Metcalf #34
Sedro Woolley Wa. 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20261103
MAY 28 2026
Amount Paid \$ 0
Skagit Co. Treasurer
By KO Deputy

QUIT CLAIM DEED

THE GRANTOR(S) Granite Holdings, LLC

for and in consideration of No monetary consideration, WAC 458-61-211 (2)(d)

conveys and quit claims to Grantee(s) Manor Properties, LLC

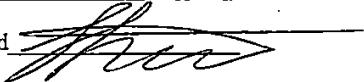
the following described real estate, situated in the County of Skagit, State of Washington

together with all after acquired title of the grantor(s) herein:

(0.48000 ac) LOT 2, SHORT PLAT OF NICHOLAS COURT, RECORDED UNDER AF#201803290100, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. BEING A PORTION OF THE EAST HALF OF THE WEST HALF OF LOT 2, SEDRO ACREAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE NORTH 5 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 775444, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND EXCEPT THE NORHTERLY 15 FEET, MORE OR LESS, CONVEYED TO THE CITY OF SEDRO WOOLLEY BY RIGHT-OF-WAY DEED RECORDED UNDER AUDITOR'S FILE NO. 200001040041, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel Number 76912

Dated 5-27-2026

Signed 

Granite Holdings, LLC
By: Yelena Ruby Managing Member

665 Cook Rd.
Sedro Woolley WA
98284

Dated:

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Yelena Ruby is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Managing Member of Granite Holdings, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated 5/27/2024

Alan Garcia
Notary name printed or typed
Notary Public in and for State of Washington
Residing at Snohomish County
My appointment expires February 4, 2030

