

Order No:

When recorded return to:

Jordan & Shane Turner
5188 SR 0
Sedro-Woolley, WA 98284
Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Heather Beauvais
Affidavit No. 2020-2661
Escrow Number: JM2114A Date 07/16/2020

QUIT CLAIM DEED

THE GRANTOR ELK PROPERTIES, LLC, A WASHINGTON LLC, AND LEADER LAKE LLC AND JIM A. COOK AND TERRI E. COOK, HUSBAND AND WIFE, AND LEADER LAKE LLC for and in consideration of gift without consideration conveys and quit claims to JORDAN TURNER AND SHANE TURNER, WIFE AND HUSBAND, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Lots 3, 4, 12, 13, 14, 15, 16, 17 and 18 Block 15 "PLAT OF THE TOWN OF MONTBORNE" as per plat recorded in Volume 2 of Plats, Page 80, records of Skagit County, Washington.

TOGETHER WITH:

- That portion of the vacated alley in said block lying between said Lots 3 and 4 and Lots 15 and 16, that has reverted thereto by operation of law.;
- That portion of the Southwesterly 1/2 of the vacated alley in said block that has reverted to said Lots 12, 13, 14 and 15 by operation of law.
- That portion of the Northeasterly 1/2 of vacated Oregon Street that has reverted to said lots 12, 13, 14, 15, and 16 by operation of law.;
- That portion of the Southwesterly 1/2 of vacated California Street has reverted to said Lots 3 and 4 by operation of law.

ALSO TOGETHER WITH a non-exclusive Easement for ingress, egress and utilities over, across and under the Southwesterly 1/2 of vacated Oregon Street adjoining Block 19 of said plat.

SUBJECT TO MATTERS OF RECORD.

James A. Cook, Terri E. Cook and Leader Lake LLC are only co-executing this deed to convey their interests in the vacated streets and alleys obtained pursuant to Quit Claim Deed from Skagit County recorded as Auditor's File No. 201908260136.

Tax Parcel Number(s): P74599

Dated: JULY 8, 2020.

James A Cook
James A Cook

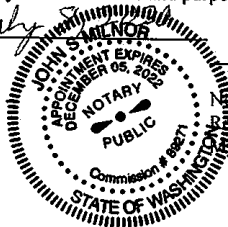
Terri E Cook
Terri E. Cook

Both James A. Cook and Terri E. Cook are signing individually and as Managers of both Elk Properties, LLC and Leader Lake LLC.

State of Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence that James A. Cook and Terri E. Cook are the persons who appeared before me, and said persons acknowledges that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 8, 2020
John S. Mitrovic
Notary Public in and for the State of Washington
Residing at: Mount Vernon,
appointment expires: 12/5/2022



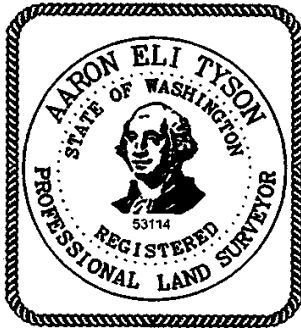
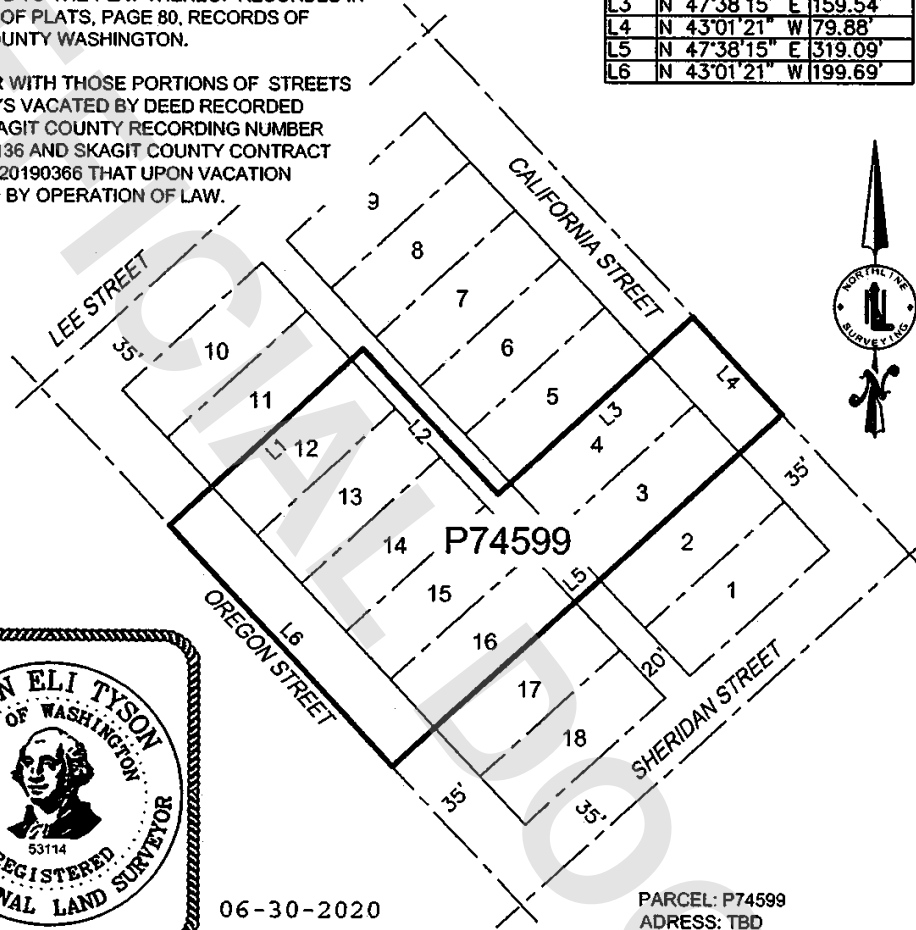
BLOCK 15, PLAT OF THE TOWN OF MONTBORNE VOLUME 2, PAGE 80

LEGAL DESCRIPTION

LOTS 3 AND 4 AND LOTS 12 THROUGH 16, BLOCK 15, PLAT OF THE TOWN OF MONTBORNE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY WASHINGTON.

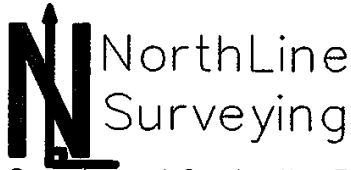
TOGETHER WITH THOSE PORTIONS OF STREETS AND ALLEYS VACATED BY DEED RECORDED UNDER SKAGIT COUNTY RECORDING NUMBER 201908260136 AND SKAGIT COUNTY CONTRACT NUMBER C20190366 THAT UPON VACATION ATTACHED BY OPERATION OF LAW.

LINE	BEARING	DISTANCE
L1	N 47°38'15" E	159.54'
L2	N 43°01'21" W	119.81'
L3	N 47°38'15" E	159.54'
L4	N 43°01'21" W	79.88'
L5	N 47°38'15" E	319.09'
L6	N 43°01'21" W	199.69'



06-30-2020

PARCEL: P74599
 ADDRESS: TBD
 AREA: 44,600 SF (1.02 AC)



Surveying and Construction Technologies

2025 RIVERSIDE DRIVE SUITE D
 MOUNT VERNON, WA 98273
 (360)899-9598

PREP: 06-30-2020

SCALE: 1" = 100'

DRAFT: AET

SHEET 1 OF 1

PROJECT: 20-20