

WHEN RECORDED RETURN TO:

AA Wealth Management, Inc.
6805 EAST GAGE AVENUE
COMMERCE, CA 90040

ACCOMMODATION RECORDING

CHICAGO TITLE

2020044098

QUIT CLAIM DEED

Grantor(s): AA Wealth Management Inc., a California corporation
Grantee(s): AA Wealth Management, Inc., a Washington Corporation
Abbreviated legal: Ptn. Lot B. SKAGIT COUNTY SHORT PLAT NO. 53-78 and Ptn. NE SW and SE SW, 20-34-5E, W.M.
Assessor's Tax Parcel / Account Number(s): P30380 / 340520-3-003-0002, P119492 / 340520-3-003-0200, P113607 / 340520-3-005-0100 and P113605 / 340520-3-006-0100

THE GRANTOR(s): AA Wealth Management Inc., a California corporation, for and in consideration of mere change in form, conveys and quits claim to AA Wealth Management, Inc., a Washington Corporation, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein:

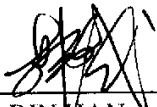
more particularly described on the attached Exhibit A, by this reference incorporated herein as if fully set forth.

With Commonly Address: 25141 Star View Drive, Mount Vernon, WA 98273

Dated this September 23, 2020

AA Wealth Management Inc., a California corporation

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Heather Beauvais
Affidavit No. 2020-4149
Date 10/09/2020

By: 
Name: BIN VIAN
Its Authorized Agent

State of _____)
) s.s.
County of _____)

I certify that I know or have satisfactory evidence that **BIN HAN** is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this document on oath state that he/she/they was/were authorized to execute the instrument and acknowledged it as Authorized Agent of AA Wealth Management Inc., a California corporation to be the free and voluntary act of such party for the uses of purposes mentioned in the instrument.

GIVEN under my hand and official seal this _____, 2020

Notary Public in and for the State of _____
Residing at: _____
My commission expires on: _____

See attached

UNOFFICIAL DOCUMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

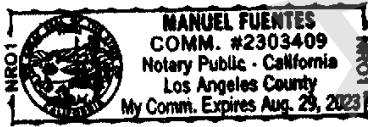
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On 9-23-2020 before me, Manuel Fuentes, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared BIN HAN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Manuel Fuentes
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

EXHIBIT "A"**Legal Description**

For APN/Parcel ID(s): P30380 / 340520-3-003-0002, P119492 / 340520-3-003-0200, P113607 / 340520-3-005-0100 and P113605 / 340520-3-006-0100

PARCEL "A":

That portion of the following described tract lying West of the Northerly prolongation of the East line of Tract "A" of Short Plat No. 53-78, recorded in Volume 3 of Short Plats, page 2, under Auditor's File No. 886473:

The South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tract "B" of Short Plat No. 53-78, approved August 24, 1978, and recorded August 29, 1978 in Volume 3 of Short Plats, page 2, under Auditor's File No. 886473, records of Skagit County, Washington; being a portion of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ all in Section 20, Township 34 North, Range 5 East, W.M.

EXCEPT that portion described as follows:

Beginning at the Northwest corner of Tract A of said Short Plat No. 53-78;
thence North $89^{\circ}14'06''$ West along the Westerly prolongation of the North line of said Tract A, a distance of 328.89 feet;
thence South $02^{\circ}03'28''$ West parallel with the West line of said Tract A, a distance of 662.19 feet to the South line of said Tract B;
thence South $89^{\circ}09'55''$ East along said South line, a distance of 328.88 feet to the Southwest corner of said Tract A;
thence North $02^{\circ}03'28''$ East along the West line of said Tract A, a distance of 662.60 feet to the point of beginning.

ALSO, EXCEPT that portion of said Tract "B" lying East of Tract "A" of said Short Plat.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for road and utilities, over and across an existing 60 foot roadway as reserved in deed to Paul C. Creelman et ux, recorded July 9, 1999, under Auditor's File No. 9907090006, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel D:

A 20 foot easement for ingress, egress and utility purposes to a single family residence only, over and across the following described real property, said easement to be situated on the existing road over said property and to be measured 10 feet out on each side from the centerline of said road:

The West 500 feet of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 5 East, W.M., EXCEPT the South 40 feet thereof; ALSO all that portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, lying East of Nookachamps Creek, and all that portion of the North 300 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, lying West of Nookachamps Creek and East of the County Road, all in Section 30, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.