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01/28/2021 03:29 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

K Nite LLC
23704 150th St SE
Monroe WA 98272

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021.388
JAN 28 2021

Amount Paid \$
Skagit Co. Treasurer
By Deputy

QUIT CLAIM DEED

Date: January 21, 2021

Grantor(s): **Julie Kristin Larson**
Grantee(s): **K Nite LLC**
Abbreviated Legal: **Ptn. NW NE, 30-34N-04E W.M.**
Assessor's Tax Parcel No(s): **P29042 / 340430-0-196-0004**

BE IT KNOWN BY ALL, that Julie Kristin Larson ("Grantor") whose address is 23704 150th St SE, Monroe WA 98272 hereby **REMISE, RELEASE AND FOREVER QUITCLAIM TO K Nite LLC ("Grantee"), whose address is 23704 150th St SE, Monroe WA 98272**, all right, title, interest and claim to the following real estate property located at 807 W Hazel in the City of Mount Vernon, located in the County of Skagit and State of Washington and ZIP code of 98273, to-wit:

LEGAL DESCRIPTION: Real Property in the City of Mount Vernon, County of Skagit, State of Washington, described as follows:

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF HAZEL STREET 48 FEET WEST OF ITS INTERSECTION WITH THE WEST LINE OF DOUGLAS STREET; THENCE WEST ALONG THE NORTH LINE OF HAZEL STREET 40 FEET; THENCE AT RIGHT ANGLES NORTH TO THE DIKE RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID DIKE RIGHT-OF-WAY TO A POINT DUE NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING; EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF FIRST STREET AS ESTABLISHED IN THE CITY OF MOUNT VERNON.

FOR VALUABLE CONSIDERATION, in the amount of \$10.00 (ten dollars), given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

TO HAVE AND TO HOLD all of the Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee. Grantee's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

QUIT CLAIM DEED
(continued)

Julie Kristin Larson

Grantor's Signature

Grantor's Printed Name: Julie Kristin Larson

STATE OF WASHINGTON)
) SS.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that **Julie Kristin Larson** is the person who appeared before me, and said persons acknowledged 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: January 25th, 2021

Wyatt Earl

Notary Public in and for the State of Washington
Residing at: Monroe
My appointment expires: March 5th, 2023

NOTARY PUBLIC
STATE OF WASHINGTON
WYATT EARL
Lic. No. 208695
My Appointment Expires
MARCH 05, 2023