



202104070077

04/07/2021 11:21 AM Pages: 1 of 8 Fees: \$110.50
Skagit County Auditor

When recorded return to:

Lu Ji, TTE
4501 Oakes Ave
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-1473
APR 07 2021

Amount Paid \$4805⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

QUIT CLAIM DEED

THE GRANTOR(S) **Lu Ji**

for and in consideration of **Ten and No/100 Dollars (\$10.00), and other valuable consideration**

in hand paid, conveys and quit claims to

Lu Ji, Trustee of Freedom Quest Trust, or her Successor Trustee(s)

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PAR HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): PTN 18-21/16-19 Block: 1908/1907 BARING ADD TO ANACORTES, PTN LOT 6
SP#ANA 04-006 AND PTN GOV. LOT 2, 22-35-01

Tax Parcel Number(s): P56577 / 3774-908-021-0106 and P31573 / 350122-0-006-0105

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 2, 2021

[Handwritten Signature]

Signature by Grantor: Lu Ji

Signature by Grantor:

STATE OF Washington

COUNTY OF Skagit

ss.

I certify that I know or have satisfactory evidence that Lu Ji

(is/are) the person(s) who appeared

before me, and said person(s) acknowledged that She signed this instrument and acknowledged it to be

her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-2-2021

Notary name printed or typed: Randi Harris
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 4-29-2024

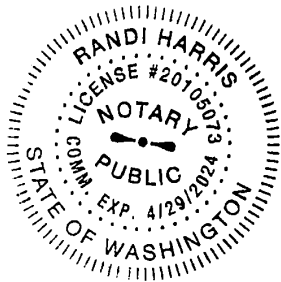


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P56577 / 3774-908-021-0106 and P31573 / 350122-0-006-0105

Parcel "A":

All that portion of Government Lot 2 of Section 22, Township 35 North, Range 1 East, Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Government Lot 2; thence South 88° 58' 35" East along the South line of said subdivision, 925.62 feet to the true point of beginning; thence North 30° 25' 07" West a distance of 186.837 feet to a point on the Southeast right of way line of 3rd Street; thence North 58° 30' 24" East along said right of way a distance of 164.38 feet, more or less, to the intersection with the West line of the Plat of "Baring Addition to Anacortes, Wash.", as per plat recorded in Volume 2 of Plats, Page 20, records of Skagit County, Washington; thence South 0° 45' 02" West along said West line a distance of 247.77 feet, more or less, to the South line of said Government Lot 2; thence North 88° 58' 36" West along said South line a distance of 42.33 feet to the true point of beginning,

EXCEPT all that portion thereof lying Northerly of the following described line:

Beginning at the Southwest corner of said Government Lot 2; thence South 88° 58' 35" East along the South line of said subdivision 925.62 feet; thence North 30° 25' 07" West a distance of 76.837 feet to the Southwesterly corner of that certain tract previously conveyed to Gerald J. Friske and Leona M. Friske, husband and wife, by deed recorded under Auditor's File No. 8010020017, records of Skagit County, Washington, and the true point of beginning of said line; thence North 58° 30' 24" East along the South line of said Friske tract and Northeasterly extension thereof to an intersection with a line drawn from an intersection of the North line of Lot 17, Block 1907, "Baring Addition to Anacortes, Wash.", as per plat recorded in Volume 2 of Plats, Page 20, records of Skagit County, Washington, to a point on the South line of said Lot 17 which is 24 feet from the Southeasterly corner thereof, and terminus of said line.

Situated in Skagit County, Washington

Parcel "B":

That portion of Lots 18, 19, 20 and 21, Block 1908, "BARING ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, Page 20, records of Skagit County, Washington, described as follows:

Beginning at a point on the North line of said Lot 18, 15 feet distant from the Northeasterly corner thereof; thence Southeasterly parallel with the East line of said Lot 18 a distance of 36.615 feet; thence Southwesterly parallel with the North line of said lots, a distance of 80 feet, 8 1/2 inches; thence Northwesterly parallel with the East line of said Lot 21 a distance of 36.615 feet to the North line of said Lot 21; thence Northeasterly along the North line of said lots a distance of 80 feet 8 1/2 inches to the point of beginning;

TOGETHER WITH the vacated portions of 4th Street which by operation of law attach thereto;

ALSO TOGETHER WITH that portion of Lot 6 of Anacortes Short Plat No. ANA 04-006 as recorded under Auditor's File No. 200505180066, records of Skagit County, Washington, described as follows:

EXHIBIT "A"
Legal Description
(continued)

Beginning at the Northwest corner of said Lot 6; thence North 70° 27' 33" East 48.10 feet along the North line of said Lot 6; thence South 19° 32' 27" East 66.615 feet; thence South 70° 27' 33" West 73.295 feet to the Westerly boundary of said Lot 6; thence North 1° 10' 43" East 71.22 feet along the Westerly boundary of Lot 6 to the point of beginning;

EXCEPT that portion of Robsahm Parcel "A" as recorded under Skagit County Auditor's File No. 9401130011, described as follows:

Beginning at the Southwesterly corner of said Parcel "A"; thence North 19° 32' 27" West 32.08 feet; thence North 70° 27' 33" East 80.70 feet; thence South 19° 32' 27" East 32.08 feet; thence South 70° 27' 33" West 80.70 feet to the point of beginning.

Situated in Skagit County, Washington.

~~Parcel "C":~~

~~Lots 16 to 19 inclusive, Block 1907, "BARING ADDITION TO ANACORTES," according to the plat thereof recorded in Volume 2 of Plats, Page 20, records of Skagit County, Washington;~~

~~EXCEPT the following described tract:~~

~~All of Lot 16 and that portion of Lot 17, beginning at the intersection of the North line of said Lot 17 with the West line of said subdivision; thence Southeasterly to a point on the South line of said Lot 17 which is 24 feet distant along said South line from the Southeasterly corner thereof; thence Northeasterly along said South line 24 feet to the Southeasterly corner of said lot; thence Northwesterly along the East line of said lot to the Northeasterly corner; thence Southwesterly along the North line of said Lot 17 to the point of beginning;~~

~~TOGETHER WITH vacated portions of 4th Street which by operation of law attach thereto.~~

~~Situated in Skagit County, Washington.~~

EXHIBIT "A"
Legal Description
(continued)

Beginning at the Northwest corner of said Lot 6; thence North 70° 27' 33" East 48.10 feet along the North line of said Lot 6; thence South 19° 32' 27" East 66.615 feet; thence South 70° 27' 33" West 73.295 feet to the Westerly boundary of said Lot 6; thence North 1° 10' 43" East 71.22 feet along the Westerly boundary of Lot 6 to the point of beginning;

EXCEPT that portion of Robsahm Parcel "A" as recorded under Skagit County Auditor's File No. 9401130011, described as follows:

Beginning at the Southwesterly corner of said Parcel "A"; thence North 19° 32' 27" West 32.08 feet; thence North 70° 27' 33" East 80.70 feet; thence South 19° 32' 27" East 32.08 feet; thence South 70° 27' 33" West 80.70 feet to the point of beginning.

Situated in Skagit County, Washington.

~~Parcel "C":~~

~~Lots 16 to 19 inclusive, Block 1907, "BARING ADDITION TO ANACORTES," according to the plat thereof recorded in Volume 2 of Plats, Page 20, records of Skagit County, Washington;~~

~~EXCEPT the following described tract:~~

~~All of Lot 16 and that portion of Lot 17, beginning at the intersection of the North line of said Lot 17 with the West line of said subdivision; thence Southeasterly to a point on the South line of said Lot 17 which is 24 feet distant along said South line from the Southeasterly corner thereof; thence Northeasterly along said South line 24 feet to the Southeasterly corner of said lot, thence Northwesterly along the East line of said lot to the Northeasterly corner; thence Southwesterly along the North line of said Lot 17 to the point of beginning;~~

~~TOGETHER WITH vacated portions of 4th Street which by operation of law attach thereto.~~

~~Situated in Skagit County, Washington.~~

EXHIBIT "A" LEGAL DESCRIPTION

(continued)

Order No.: 620034335

For APN/Parcel ID(s): P56577 / 3774-908-021-0106 and P31573 / 350122-0-006-0105

Parcel "C":

Lots 16 to 19 inclusive, Block 1907, "BARING ADDITION TO ANACORTES," according to the plat thereof recorded in Volume 2 of Plats, Page 20, records of Skagit County, Washington;

EXCEPT the following described tract:

All of Lot 16 and that portion of Lot 17, beginning at the intersection of the North line of said Lot 17 with the West line of said subdivision; thence Southeasterly to a point on the South line of said Lot 17 which is 24 feet distant along said South line from the Southeasterly corner thereof; thence Northeasterly along said South line 24 feet to the Southeasterly corner of said lot; thence Northwesterly along the East line of said lot to the Northeasterly corner; thence Southwesterly along the North line of said Lot 17 to the point of beginning;

TOGETHER WITH vacated portions of 4th Street which by operation of law attach thereto.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 30, 1980
Recording No.: 8001300014
Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Kenneth W. Derussy and Bonnie V. Nelson
Purpose: Utilities
Recording Date: June 8, 1990
Recording No.: 9006080111
Affects: Portion of said premises

3. Public or private easements, if any, over vacated portion of said premises.

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on ANACORTES SHORT PLAT NO. ANA 04-006:

Recording No: 200505180066

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: May 5, 1969
Auditor's No(s).: 726115, records of Skagit County, Washington
In favor of: Port of Anacortes
For: Avigation

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on BOUNDARY LINE ADJUSTMENT SURVEY:

EXHIBIT "B"

Exceptions
(continued)

Recording No: 200511080092

7. Record of Survey

Recording Date: March 12, 2008
Recording No.: 200803120100

8. Boundary Line Agreement including the terms, covenants and provisions thereof

Recording Date: December 8, 2008
Recording No.: 200812080049

9. City, county or local improvement district assessments, if any.

10. Assessments, if any, levied by City of Anacortes.