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09/22/2021 03:06 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

When Recorded Please Return To:  
LAWRENCE A. PIRKLE  
P.O. Box 1788  
Mount Vernon, WA 98273  
(360) 336-6587

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2021-43621

SEP 22 2021

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *CT* Deputy

**QUIT CLAIM DEED**

THE GRANTOR, THOMAS K. STUDEBAKER, a married person as his separate property, for and in consideration of transfer to Limited Liability Company (mere change in form of ownership) (WAC 458-61A-211(2)(a)), conveys and quit claims to GRANTEE, TOM'S RENTAL & STORAGE, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Numbers: P72738 (4089-007-008-0102)  
P72736 (4089-007-007-0004)  
P72187 (4077-134-002-0005)

Abbreviated Legal Description:

Ptn Lots 1 & 2, Blk 134, 1st to Burl. TGW Ptn RR Adj, Lots 1-7, Ptn Lot 8, Blk 7, Knutzens Add.

Legal description more fully described on Exhibit "A" and incorporated herein by this reference.

Situated in Skagit County, Washington.

Dated this 17<sup>th</sup> day of September, 2021.

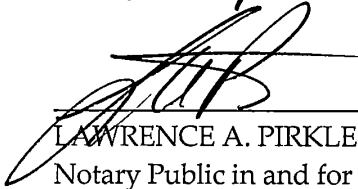
*Thomas K. Studenaker*  
THOMAS K. STUDEBAKER

STATE OF WASHINGTON        )  
  ) ss.  
COUNTY OF SKAGIT        )

I certify that I know or have satisfactory evidence that THOMAS K. STUDEBAKER is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 17<sup>th</sup> day of September, 2021.



  
\_\_\_\_\_  
LAWRENCE A. PIRKLE  
Notary Public in and for the  
State of Washington  
Residing at Mount Vernon  
My Commission Expires: 5/7/23

UNOFFICIAL DOCUMENT

**EXHIBIT "A"**

**Assessor's Parcel Numbers: P72738 (4089-007-008-0102)  
P72736 (4089-007-007-0004)  
P72187 (4077-134-002-0005)**

**Parcel "A":**

A parcel of land out of The Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) 300 foot wide Station Ground property at Burlington, Washington, lying contiguous to and Easterly of Block 134, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, situate in the NW 1/4 of Section 5, Township 34 North, Range 4 East, W.M., Skagit County, Washington, described as follows, to-wit:

Beginning at a point of the Easterly line of Lot 1, Block 134, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", a distant 129.0 feet Southerly of the NE corner of said Lot 1, as measured along the Easterly line of said Lot 1, said point being the most Southerly corner of that certain parcel of land described in Bargain and Sale Deed from Burlington Northern Railroad Company to TF Land Company, Inc. filed for record October 31, 1996, as Document No. 9610310111 in and for said County;  
thence South 08 degrees 23' East (assuming the North line of said Section 5 being an East-West line) along the Easterly line of said Block 134, also being the Westerly boundary of said 300 feet wide Station Ground property, a distance of 310 feet, more or less, to a point 175.0 feet distant Northwesterly of the SE corner of Lot 3, said Block 134 as measured along the Easterly line of said Block; thence North 81 degree 37' East, at right angles to the last described course, 148.0 feet;  
thence North 08 degrees 23' West, parallel with said Westerly boundary of said 300 foot wide Station Ground property, a distance of 339 feet, more or less, to the Southerly line of said TF Land Company, Inc. property;  
thence Southwesterly along said Southerly line 142.5 feet;  
thence Southeasterly parallel with the Easterly line of said Block 134 and along said Southerly line, 29.0 feet;  
thence Southwesterly at right angles to the last described course and along said Southerly line, 5.50 feet to the true point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

**Parcel "B":**

Lots 1 and 2, Block 134, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

Also, Lots 1, 2, 3, 4, 5, 6, 7 and the North 20 feet of Lot 8, Block 7, "KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON", as per plat recorded in Volume 3 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH the North 1/2 of an "Unnamed East-West Street" in Block 7 of said Plat, also described as the North 15 feet of the South 30 feet of Lot 8, Block 7 of said Plat.

ALSO TOGETHER WITH the North 385 feet of vacated alley, said alley also referred to as North-South unnamed 30 foot wide Street.

ALSO TOGETHER WITH the East 15 feet of said North-South unnamed Street abutting on Lot 9, and abutting on the South 15 feet of Lot 8, Block 7 of said Plat, as vacated per Burlington City Ordinance Nos. 673 and 419, dated May 3, 1966 and April 5, 1944, and further recorded under Auditor's File Nos. 755936 and 755937, respectively,

EXCEPT from all of the above, the following described property:

That portion of Lot 2, Block 134, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, and also that portion of the vacated street along the West line of said Lot 2, more particularly described as follows:

Beginning at the SW corner of said Lot 2;  
thence South 88 degrees 26' 05" East along the South line of said Lot 2, a distance of 184.12 feet to the Westerly right of way line of the Burlington Northern Railroad;  
thence North 6 degrees 53' 24" West along said right of way line, a distance of 59.04 feet;  
thence North 88 degrees 26' 18" West, a distance of 175.88 feet to the East line of said vacated street;  
thence North 88 degrees 52' 08" West, a distance of 15.00 feet to the centerline of said vacated street;  
thence South 1 degree 07' 52" West along said centerline, a distance of 58.39 feet to a point which bears North 88 degrees 52' 08" West from the point of beginning;  
thence South 88 degrees 52' 08" East, a distance of 15.00 feet to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.