

When Recorded Please Return To:
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Mount Vernon, WA 98273
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202202110119

02/11/2022 04:10 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 . 523
FEB 11 2022

Amount Paid \$ 0
By Skagit Co. Treasurer Deputy
LT

QUIT CLAIM DEED

THE GRANTOR, CHRISTOPHER J. BENZAKEIN and ERIN M. BENZAKEIN, a married couple, 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**, LITTLE FAT DRAGON ENTERPRISES, 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: P22712 (340325-0-039-0003); P22711 (340325-0-038-0004)

Abbreviated Legal Description: Portion of the Southeast 1/4 of the Northwest 1/4 of Section 25, Township 34 North, Range 3 East, W.M.

Full Legal Description: Attached hereto as Exhibit "A" and incorporated herein by this reference.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.

Dated this 11th day of February, 2022.

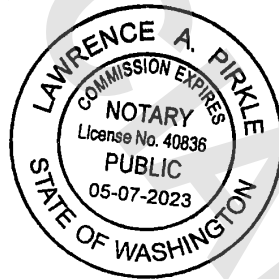

CHRISTOPHER J. BENZAKEIN


ERIN M. BENZAKEIN

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me, CHRISTOPHER J. BENZAKEIN and ERIN M. BENZAKEIN, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11th day of February, 2022.



LAWRENCE A. PIRKLE

A handwritten signature in black ink, appearing to read "Lawrence A. Pirkle", written over a horizontal line.

NOTARY PUBLIC in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/23

EXHIBIT "A"

Assessor's Parcel Numbers: P22712 (340325-0-039-0003); P22711 (340325-0-038-0004)

Parcel "A":

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 25, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision 222.66 feet West of the intersection of said North line with the East line of the Youngquist County Road #35 along Skagit River Dike; thence South 1 degree 18'30" East along an existing fence line 181.7 feet to the true point of beginning of the tract herein described; thence South 89 degrees 23' East along an existing fence line 192.0 feet, more or less, to the West line of said County road; thence South 6 degrees 11' East along said West road line 138.0 feet; thence South 87 degrees 29' West along an existing fence line to a point that is South 1 degree 18'30" East of the true point of beginning; thence North 1 degree 18'30" West to the true point of beginning.

Parcel "B":

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 25, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision 222.66 feet West of the intersection of said North line with the East line of the Youngquist County Road #35 along Skagit River Dike; thence South 1 degree 18'30" East along the existing fence line 181.7 feet; thence South 89 degrees 23' East along an existing fence line 192.0 feet, more or less, to the West line of said County Road; thence South 6 degrees 11' East along said West road line 138.0 feet; thence South 87 degrees 29' West along an existing fence line and the projection thereof 472.0 feet; thence North 0 degrees 09' East 342.0 feet, more or less, to the North line of said subdivision; thence East along said subdivision line 264.3 feet, more or less, to the point of beginning.

EXCEPT that portion of the above described tract that lies Easterly of a line drawn South 1 degree 18'30" East, along an existing fence line and extension thereof, from a point on the North line of said tract that is 222.66 feet West of the intersection of said North line with East line of the Youngquist County Road #35 along Skagit River Dike.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.