

When recorded return to:

Guardian Northwest Title & Escrow Company  
3202 Commercial Avenue  
Anacortes, WA 98221

GNW 21-14165

### QUIT CLAIM DEED

THE GRANTOR(S)  
B & T Enterprises LLC, a Washington Limited Liability Company

for and in consideration of Ten Dollars and other Valuable Consideration

in hand paid, conveys and quit claims to Scott Lennon, a married man as his separate estate

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:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Section 32, Township 34 North, Range 4 East - NE NW (aka Lot 3 MV SP PLAN 20-0341)

Tax Parcel Number(s): P135277/340432-2-050-0307

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-948

Mar 11 2022

Amount Paid \$5513.48  
Skagit County Treasurer  
By Lena Thompson Deputy

Quit Claim Deed  
LPB 12-05 rev. 12/2006

Order No.: 21-14165-SJ

Page 1 of 3

Dated: Mar. 4, 2022

B&T ENTERPRISES, L.L.C., a Washington Limited Liability Company

By: [Signature]  
Robert J. Campbell, Manager

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Robert J. Campbell signed this instrument and acknowledged it as th Member or B&T Enterprises LLC, a Washington Limited Liability Company to be their free and voluntary act of such party for the uses and purposes mentioned in this instrument.

[Signature]  
Signature

Notary  
Title

My appointment expires: 10-6-2024



**EXHIBIT A****LEGAL DESCRIPTION**

Property Address: 2950 Cedardale Road, Mount Vernon, WA 98274

Tax Parcel Number(s): P135277/340432-2-050-0307

**Property Description:**

Lot 3, City of Mount Vernon Short Plat No. PLAN 20-0341, approved October 9, 2020 and recorded October 12, 2020, under Auditors File No. 202010120150; being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M.

TOGETHER WITH that portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M. also being a portion of Lot 3, City of Mount Vernon Binding Site Plan Land Use No. LU-08-058, approved June 16, 2009, and recorded September 22, 2009, under Skagit County Auditor's File No. 200909220049 and being described as follows:

BEGINNING at the Northeast corner of Lot 3, City of Mount Vernon Short Plat No. PLAN-20-0341, approved October 9, 2020, and recorded October 12, 2020, under Skagit County Auditor's File No. 202010120150; thence South 62°28'16" East on a Southeasterly projection of the Northerly line of said Lot 3 for a distance of 6.68 feet, more or less, to an existing North-South fence line; thence along said fence line South 1°09'23" West for a distance of 24.24 feet; thence South 0°56'27" West for a distance of 60.23 feet; thence South 1°18'27" West for a distance of 37.93 feet; thence South 1°18'45" West for a distance of 24.98 feet, more or less, to a point on the Southeasterly projection of the Southerly line of said Lot 3; thence North 62°28'16" West along the projected Southerly line of said Lot 3 for a distance of 9.21 feet, more or less, to the Southeast corner of said Lot 3 at a point bearing South 2°01'16" West from the POINT OF BEGINNING; thence North 2°01'16" East from the Easterly line of said Lot 3 for a distance of 146.27 feet to the POINT OF BEGINNING.

Situated in Skagit County, Washington.

Quit Claim Deed  
LPB 12-05 rev. 12/2006