

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1009

Mar 15 2022

Amount Paid \$10029.20
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

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

GNW 21-14158

QUIT CLAIM DEED

THE GRANTOR(S)

B&T Enterprises LLC, a Washington Limited Liability Company

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

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

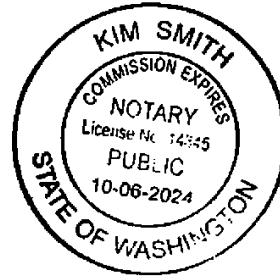
the following described real estate, situated in the County of Skagit, State of Washington together with all after
acquired title of the grantor(s) herein:

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 4 MV SP PLAN 20-0341)

Tax Parcel Number(s): P135278/340432-2-050-0407

Dated: 3-4-22



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 the Member of B&T Enterprises LLC, a Washington Limited Liability Company to be his free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-2024

EXHIBIT A**LEGAL DESCRIPTION**

Property Address: 3000 Cedardale Road, Mount Vernon, WA 98274

Tax Parcel Number(s): P135278/340432-2-050-0407

Property Description:

Lot 4, 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 4, 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 4 for a distance of 9.21 feet, more or less, to an existing North-South fence line; thence along said fence line South 1°18'58" West for a distance of 45.15 feet; thence South 0°36'44" West for a distance of 10.50 feet; thence South 1°30'44" West for a distance of 48.64 feet; thence South 1°34'46" West for a distance of 45.88 feet, more or less, to a point on the Easterly projection of the Southerly line of said Lot 4; thence North 87°58'43" West along the projected Southerly line of said Lot 4 for a distance of 9.91 feet, more or less, to the Southeast corner of said Lot 4 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 4 for a distance of 154.13 feet to the POINT OF BEGINNING.

Situated in Skagit County, Washington.

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

Order No.: 21-14158-SJ

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