

When recorded return to:

Mallard Cove Investments, LLC  
17360 Lakeview Boulevard  
Mount Vernon, WA 98274

205310-LT

### QUIT CLAIM DEED

THE GRANTOR(S) **Mallard Cove Investments, LLC**, a Washington limited liability company for and in consideration of **WAC 458-61a-211(2)(B) – mere change identity** in hand paid, conveys and quit claims to **Adam R. Pearson and Chelsea D. Pearson, a married couple and P. Steven Harmon and Jewell R. Harmon, trustees of the P Steven and Jewell R Harmon Trust dated February 24, 1989** 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 Full Legal See Attached “Exhibit A”**

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


Property 1:  
Lot 73, Chestys Big Lake Tracts TGW adjacent tidelands

Tax Parcel Number(s): 3882-000-073-0009/P64470 & 340436-0-085-0804/P29973

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20222017  
Date 05/16/2022


Dated: April 29, 2022

Mallard Cove Investments, LLC

  
By: Adam Pearson, Member

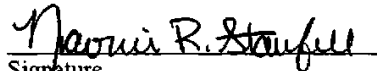
  
By: Chelsea Pearson, Member

  
By: P. Steven Harmon, Member

  
By: Jewell Harmon, Member

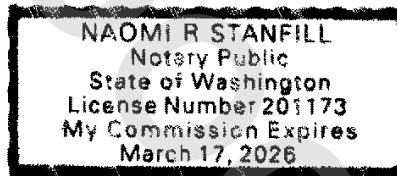
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 10<sup>th</sup> day of May, 2022 by Adam Pearson and Chelsea Pearson and P. Steven Harmon and Jewell Harmon as member of the Mallard Cove Investments, LLC, a Washington limited liability company.

  
Signature

Notary  
Title

My appointment expires: 03-17-26



**Exhibit A**

**PARCEL "A":**

Lot 73, "PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway, adjoining the Easterly line of the "PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington, lying between the following described lines: The Easterly extension of the Northerly line of Lot 73 of said Plat and a line drawn at right angles to the centerline of said right of way through the Northerlymost corner of Lot 74 of said plat,

EXCEPT that portion thereof, if any, lying within the right of way of State Highway No. 9.

Situate in the County of Skagit, State of Washington.

**PARCEL "C":**

Shorelands in front of, adjacent to or abutting Tract 73, "PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.