

AFTER RECORDING MAIL TO:

DELARAM PEYKAR, ESQ.
VENABLE LLP
2049 CENTURY PARK EAST
SUITE 2300
LOS ANGELES, CA 90067

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20236079
Date 04/11/2023

QUITCLAIM DEED

Grantor(s): HARRY J. LEE, CO-TRUSTEE
JOANNE LEE, CO-TRUSTEE
FIRST AMENDMENT AND COMPLETE RESTATEMENT OF THE RESTATED H&J
LEE FAMILY TRUST

Grantee(s): HARRY JAY LEE, TRUSTEE
HARRY LEE SEPARATE PROPERTY TRUST

Abbreviated Legal: UNIT A-101 AND A-102, ADVANTAGE BUSINESS PARK CONDO
AF#200506010112 (DK 12)

Additional legal(s) on page: EXHIBIT A

Assessor's Tax Parcel Number(s): P122965 AND P122966

THE GRANTOR, HARRY J. LEE AND JOANNE LEE, TRUSTEES, under the FIRST AMENDMENT AND COMPLETE RESTATEMENT OF THE RESTATED H&J LEE FAMILY TRUST dated November 21, 2002 (herein, "Grantor"), whose address is 6711 Drexel Avenue, Los Angeles, CA 90048, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and quitclaims to HARRY JAY LEE, TRUSTEE, or any successors in trust, under the HARRY LEE SEPARATE PROPERTY TRUST dated 3/27/2023 and any amendments thereto (herein, "Grantee"), whose address is 6711 Drexel Avenue, Los Angeles, CA 90048, **all of Grantor's undivided twenty-five percent (25%) interest** in and to the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 325 E. George Hopper Rd., Units 101-102, Burlington, WA 98233

Subject to easements, reservations, restrictions, covenants and conditions of record, if any.

Said property being the same property conveyed to Grantor and as described in instrument recorded on July.1, 2016, as Recording Number 201607010006.

Dated this 3/27, 2023.

GRANTOR:

First Amendment and Complete Restatement of
the Restated H&J Lee Family Trust dated
November 21, 2002



Harry J. Lee, Co-Trustee

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.


ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Los Angeles }

On March 27, 2023, before me, Montserrat Hansack,
Notary Public, personally appeared Harry J. Lee, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and
that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the
State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature 
My Commission Expires: April 8, 2025



GRANTOR:

First Amendment and Complete Restatement of
the Restated H&J Lee Family Trust dated
November 21, 2002

Joanne Lee
Joanne Lee, Co-Trustee

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Los Angeles }

On March 27, 2023, before me, Montserrat Hansack,
Notary Public, personally appeared Joanne Lee, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and
that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the
State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (Seal)

Signature [Signature]
My Commission Expires: April 8, 2025



EXHIBIT A

[Legal Description]

UNITS A101 AND A102, ADVANTAGE BUSINESS PARK CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED JUNE 1, 2005, UNDER AUDITOR'S FILE NO 200506010111, AND SURVEY MAP AND PLANS RECORDED JUNE 1, 2005, UNDER AUDITOR'S FILE NO. 200506010112, SKAGIT COUNTY, WASHINGTON.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.