



202308010029

08/01/2023 12:45 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

When Recorded, Return to:

Sage-Walnut Trail, LLC
ATTN: Vicki Harrison
9505 19th Ave SE, Suite 118
Everett, WA 98208

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2023 7496
AUG 01 2023

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

AUDITOR/RECORDER'S INDEXING FORM

Document Title(s):	QUIT CLAIM DEED	
Grantor(s):	Burlington Boulevard LLC	
Grantee(s):	Sage-Walnut Trail, LLC	
Legal Description (abbreviated):	TRACT 1, SHORT PLAT NO. 54-78, REVISED, LOCATED IN SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.	
Full Legal Description:	See, Exhibit A.	
Assessor's Property Tax Parcel Number(s):	P24256	

QUIT CLAIM DEED

GRANTOR, Burlington Boulevard LLC, a Arizona limited liability company, pursuant to that certain Boundary Line Adjustment recorded under Skagit County Recording number 202308010027 with no consideration paid, conveys and quitclaims to Sage-Walnut Trail, LLC, a Washington limited liability company, any and all interest Grantor may have in the real estate legally described in Exhibit A, which is attached hereto and incorporated by reference herein, together with all after acquired title of the Grantor therein.

Dated this 17th day of JULY, 2023.

Burlington Boulevard LLC
a Arizona limited liability company
By: _____

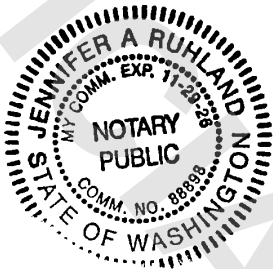
Print Name: GARY J KAPPAKHO

Its: MEMBER

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

On this 17th day of July, 2023, before me personally appeared Gary Kappahn, to me known to be the Owner of the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Jennifer Ruhlman
Jennifer Ruhlman (Print Name)
In and for the State of Washington
Notary Public, Residing at Burlington
My appointment expires: 11/29/2025

EXHIBIT A4**CONVEYANCE PROPERTY DESCRIPTION**

BURLINGTON BOULEVARD LLC (P24256) TO SAGE-WALNUT TRAIL, LLC (NEW LOT C)

THAT PORTION OF TRACT 1, SHORT PLAT NO. 54-78, REVISED, LOCATED IN SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, APPROVED JANUARY 11, 1979, RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 60, AUDITOR'S FILE NO. 894653, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 87°52'09" EAST, ALONG THE NORTH LINE THEREOF, 40.04 FEET TO THE EASTERLY MARGIN OF SOUTH BURLINGTON BOULEVARD; THENCE SOUTH 00°25'32" EAST, ALONG THE EAST MARGIN THEREOF, 78.85 FEET; THENCE SOUTH 87°52'09" EAST 2.00 FEET; THENCE NORTH 45°47'11" EAST 32.85 FEET; THENCE SOUTH 87°52'09" EAST 67.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°52'09" EAST 29.90 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 635.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 26.67 FEET THROUGH A CENTRAL ANGLE OF 2°24'24" TO THE EAST LINE OF SAID TRACT 1; THENCE SOUTH 00°25'32" EAST ALONG SAID EAST LINE 45.60 FEET; THENCE NORTH 87°52'09" WEST 56.59 FEET; THENCE NORTH 00°25'32" WEST 45.03 FEET TO THE POINT OF BEGINNING.

CONTAINS APPROX. 2,551 SQUARE FEET (0.06 ACRES +/-)

