



202308010030

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 19<sup>th</sup> Ave SE, Suite 118  
Everett, WA 98208

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 7497  
AUG 01 2023

Amount Paid \$ 0  
Skagit Co. Treasurer  
By          Deputy

**AUDITOR/RECORDER'S INDEXING FORM**

Document Title(s):	QUIT CLAIM DEED	
Grantor(s):	Sage-Walnut Trail, LLC	
Grantee(s):	Burlington Boulevard LLC	
Legal Description (abbreviated):	TRACTS A AND B, BURLINGTON SHORT PLAT NO. BURL-2-80	
Full Legal Description:	See, Exhibit A.	
Assessor's Property Tax Parcel/Account Number(s):	P24255 and P24257	

**QUIT CLAIM DEED**

GRANTOR, Sage-Walnut Trail, LLC, a Washington 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 Burlington Boulevard 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 29<sup>th</sup> day of July, 2023.

SAGE-WALNUT TRAIL, LLC,  
a Washington limited liability company

By: SAGE APARTMENT DEVELOPMENT, LLC

Its: MANAGER

By: Alan Boeker

Name: Alan Boeker

Its: Authorized Signer

SAGE-WALNUT TRAIL P24257 AND P24255 TO BURLINGTON BLVD P24256 QUIT CLAIM DEED

STATE OF WASHINGTON )

COUNTY OF Snohomish ) ss.

On this 2<sup>nd</sup> day of July, 2023, before me personally appeared Alan Becker, to me known to be the manager 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.

VICTORIA HARRISON  
Notary Public  
State of Washington  
License Number 21015176  
My Commission Expires  
April 13, 2025



Victoria Harrison (Print Name)

In and for the State of Washington,

Notary Public, Residing at Snohomish

My appointment expires: 4/13/2025

**EXHIBIT A5****CONVEYANCE PROPERTY DESCRIPTION**

SAGE-WALNUT TRAIL, LLC (P24257) (P24255) TO BURLINGTON BOULEVARD LLC (NEW LOT A)

THAT PORTION OF TRACTS A AND B OF BURLINGTON SHORT PLAT NO. BURL-2-80, LOCATED IN SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, RECORDED APRIL 3, 1980 UNDER AUDITOR'S FILE NO. 8004030029, IN VOLUME 4 OF SHORT PLAT, PAGE 63, 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, 100.10 FEET TO THE SOUTH LINE OF TRACT 1 OF 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 AND THE POINT OF BEGINNING; THENCE SOUTH 87°52'09" EAST ALONG SAID SOUTH LINE 93.56 FEET; THENCE SOUTH 00°25'32" EAST 129.90 FEET TO THE SOUTH LINE OF SAID TRACT B; THENCE NORTH 87°52'09" WEST, ALONG THE SOUTH LINE THEREOF, 93.56 FEET TO A POINT ON THE AFORESAID EASTERLY MARGIN OF SOUTH BURLINGTON BOULEVARD; THENCE NORTH 00°25'32" WEST, ALONG THE EAST MARGIN THEREOF, 129.90 FEET TO THE POINT OF BEGINNING.

CONTAINS APPROX. 12,141 SQUARE FEET (0.28 ACRES +/-)

