

After recording return to:

Sallye Quinn
Barron Quinn Blackwood, PLLC
306 N. Commercial St., Ste 101
Bellingham, WA 98225

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20242173
Date 09/16/2024

GRANTOR: DOYLE S. GUFFIE AND MARY GUFFIE, AS CO-SETTLORS AND CO-TRUSTEES OF THE GUFFIE FAMILY TRUST, U/A DATED JUNE 14, 2018, AS AMENDED

GRANTEE: GUFFIE FAMILY LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ABBREVIATED LEGAL DESCRIPTION: LOT 1, GUFFIE AND VAN ZANDT BSP 200407070145; A PTN OF NW ¼ OF NW ¼, SEC32, T35N, R4E W.M.

ASSESSOR'S TAX/PARCEL NUMBER: 8053-000-001-0000 / P121794


QUIT CLAIM DEED

THE GRANTOR, DOYLE S. GUFFIE AND MARY GUFFIE, AS CO-SETTLERS AND CO-TRUSTEES OF THE GUFFIE FAMILY TRUST, U/A DATED JUNE 14, 2018, AS AMENDED, for and in consideration of a mere change in form and identity, pursuant to WAC 458-61A-211(2)(d), convey and quit claim to GRANTEE, GUFFY FAMILY LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantors therein:

SEE FULL LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AGREEMENTS AND EASEMENTS OF RECORD.

DATED this 29th day of ^{August} ~~July~~, 2024.

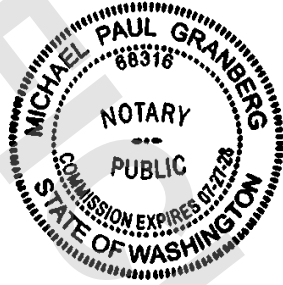
GRANTOR:

DOYLE S. GUFFIE, CO-SETTLOR
AND CO-TRUSTEE



MARY GUFFIE, CO-SETTLOR
AND CO-TRUSTEE

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I hereby certify that I know or have satisfactory evidence that DOYLE S. GUFFIE is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as a Co-Settlor and Co-Trustee of the Guffie Family Trust, u/a dated June 14, 2018, as amended, to be his free and voluntary act for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

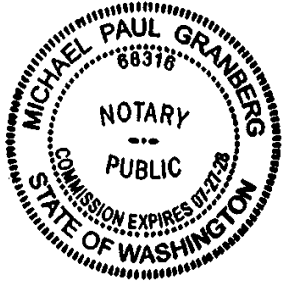



NOTARY PUBLIC Mike Granberg
(Print Name)
My commission expires: 7/27/28

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I hereby certify that I know or have satisfactory evidence that MARY GUFFIE is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as a Co-Settlor and Co-Trustee of the Guffie Family Trust, u/a dated June 14, 2018, to be her free and voluntary act for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.





NOTARY PUBLIC Mike Granberg
(Print Name)
My commission expires: 7/27/28

EXHIBIT A

LEGAL DESCRIPTION

PARCEL "A"

LOT 1 OF THE GUFFIE AND VAN ZANDT BINDING SITE PLAN, RECORDED JULY 7, 2004, UNDER AUDITOR'S FILE NO. 20040707145, RECORDS OF SKAGIT COUNTY, AND BEING A PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"

AN EASEMENT FOR TWO DRIVEWAYS ONTO SKAGIT COUNTY ACCESS ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION, WHICH IS 368.59 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0°39'30" WEST ALONG SAID WEST LINE, 40.95 FEET; THENCE NORTH 89°06'80" EAST, 642.84 FEET (9.74 CHAINS); THENCE NORTH 0°39'30" EAST 41.07 FEET, MORE OR LESS, TO A POINT WHICH LIES NORTH 89°06'30" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°06'30" WEST, 642.84 FEET (9.74 CHAINS) TO THE POINT OF BEGINNING.

EXCEPT RIGHT -OF-WAY OF OLD HIGHWAY 99, ALONG THE WEST LINE THEREOF, AS IT EXISTED ON MARCH 31, 1953.

EXCEPT THAT PORTION OF SAID PROPERTY, IF ANY, LYING WITHIN THE RIGHT-OF-WAY OF THE PUGET SOUND POWER AND LIGHT COMPANY.

ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY INSTRUMENT RECORDED ON SEPTEMBER 5, 1958, UNDER AUDITOR'S FILE NO. 570005, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT EAST 100' OF THE ABOVE DESCRIBED PARCEL AND THE WEST 100' MEASURED EAST OF THE EAST RIGHT-OF-WAY LINE OF OLD HIGHWAY 99 OF THE ABOVE DESCRIBED PARCEL.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.