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02/10/2025 03:59 PM Pages: 1 of 3 Fees: \$305.50

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 0362  
FEB 10 2025

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

[Space above line for recording purposes]

When Recorded Return to:

James R. Robinson, Esq.  
Barnes & Thornburg LLP  
Tower Place 100  
3340 Peachtree Road N.E., Suite 2900  
Atlanta, Georgia 30326

**QUIT CLAIM DEED**

The information contained in this boxed section is for recording purposes only pursuant to RCW 36.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

**Grantor(s):** Frederick A. Neilson  
**Grantee(s):** Waugh Road, LLC, a Washington limited liability company  
**Reference Number(s) of Documents Assigned or Released:** N/A  
**Abbreviated Legal Description:** Tract 53, REPLAT OF LOT 5, THUNDERBIRD VILLAGE FIRST ADDITION  
**Complete or Additional Legal Description on Page 3 of Document.**  
**Assessor's Parcel Number(s):** P106783

THE GRANTOR, Frederick A. Neilson, does hereby convey, assign, grant and quitclaims to, Waugh Road, LLC, a Washington limited liability company, all right, title and interest in and to the following described real estate, situated in the county of Skagit, state of Washington, including any after acquired title:

See Exhibit "A" attached hereto and incorporated herein by this reference.

DATED this 15 day of October, 2024.

*Frederick A. Neilson*  
\_\_\_\_\_  
Frederick A. Neilson



**EXHIBIT "A"**  
**Legal Description**

Tract 53, REPLAT OF LOT 5, THUNDERBIRD VILLAGE FIRST ADDITION, according to the plat thereof recorded in Volume 16 of Plats, pages 32 and 33, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress and egress and utilities, over and across the Southerly boundary of said subdivision, as shown on the face of the plat.