## 202502100091

02/10/2025 03:59 PM Pages: 1 of 3 Fees: \$305.50 Skagit County Auditor SKAGIT COUNTY WASHING IUM

REAL ESTATE EXCISE TAX

2005 036Z FEB 10 2025

Amount Paid S Skagit Co. Treasurer

[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 /5 day of October, 2024.

State of Washington	)	
•	)	SS.
County of SAN JUAN	)	

I certify that I know or have satisfactory evidence that Frederick A. Neilson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 15 ,2024

Claudia Vega Rempel ZEMY Appointment Expires O7/03/2027

Claudia V. Rempel (Printed name)
Notary Public, state of Washington
My appointment expires: 07 03 2027

## 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.

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