UNOFFICIAL DOCUMENT

202609140056
09/14/2026 01:53 PM Pages: 1 of 4 Fees: $356.50
Skagit County Auditor

When recorded return to:

_____
_____
_____

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2026.3016
SEP 14 2026
Amount Paid $ 0
Skagit Co. Treasurer
By LT Deputy

COVER SHEET

Document Title: Quit claim Deed

Reference Number: _____

Grantor(s): ( )additional grantor names on page ___

1. Grantor - Granite Holdings, LLC
2. _____

Grantee(s): ( )additional grantee names on page ___

1. Nicholas Court, LLC
2. _____

Abbreviated legal description: ( )full legal on page ___

Ptn of Tract 10, Deiters Acreage

_____

Parcel/Tax ID Number: ( )additional tax parcel number(s) on page ___

P64952

_____

I, Yelena Ruby, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is $203.50 for the first page, $1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of $50.00 is assessed. This statement is to become part of the recorded document.

Signed _____ Dated: 9-14-2026

When recorded return to:
Yelena Ruby
21314 Clara Place
Sedro Woolley Wa. 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2026-3016
SEP 14 2026
Amount Paid $-0-
Skagit Co. Treasurer
By LT Deputy

QUIT CLAIM DEED

THE GRANTOR(S) Granite Holdings, LLC

for and in consideration of No monetary consideration WAC 458-61-211 (2) (d)

conveys and quit claims to GRANTEE(S) Nicholas Court, LLC

the following described real estate, situated in the County of Skagit, State of Washington

Current Legal Description **Abbreviation Definitions**

(0.1400 ac) THAT PORTION OF TRACT 10 OF DEITER'S ACREAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 53, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WEST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 10 WHICH IS 150 FEET WEST OF THE SOUTHEAST CORNER OF TRACT 9 OF SAID PLAT; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID TRACT 10 THAT IS 257 FEET SOUTHWESTERLY FROM THE NORTHEAST CORNER OF SAID TRACT 9 IN SAID PLAT. EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 10 WHICH IS 150 FEET WEST OF THE SOUTHEAST CORNER OF TRACT 9 IN SAID PLAT; THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT ON THE NORTHWESTERLY LINE OF SAID TRACT 10 WHICH IS 257 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID TRACT 9; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 85 FEET; THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF SAID TRACT 10 WHICH IS 85 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 85 FEET TO THE POINT OF BEGINNING.

P64952

Date 9-10-26

Signed
Granite Holdings, LLC Managing Member
Yelena Ruby

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Tax Parcel Number(s): P64952

Dated: 9-10-2026

Yelena Ruby

State of Washington
County of Skagit

I verify that I know or have satisfactory evidence that Yelena Ruby is the person who appeared before, and said person acknowledged that she signed this instrument, on oath stated, that she is authorized to execute the instrument and acknowledged it as Managing member of Granite Holdings, LLC to be the free and voluntary act of such party(ies) for the uses and purpose mentioned in this instrument.

Notary Public
State of Washington
CAIN CRESS
LICENSE # 23008814
MY COMMISSION EXPIRES
MARCH 22, 2027

My commission expires: 3/22/2027

Dated 9/10/2026

Notary name printed or typed Cain Cress
Notary Public in and for State of Washington
Residing at Mount Vernon
My appointment expires 3/22/2027

Exhibit A

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