



202610150047

10/15/2026 11:33 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

Lisa Chronister
11774 Marine Dr
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026.3415
OCT 15 2026

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

DOCUMENT TITLE(S)

Quitclaim Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S):

Happy Wife LLC
Owner and Officer Lisa Chronister
11774 Marine Dr, Anacortes, WA 98221

GRANTEE(S):

Lisa Chronister
11774 Marine Dr, Anacortes, WA 98221

ABBREVIATED LEGAL DESCRIPTION:

ptn Tr. D, Rancho San Juan del Mar, #1

Additional legal(s) can be found on page 2 of document.

TAX PARCEL NUMBER(S):

P68234 / 3972-000-098-0407

Prepared by
Lisa Chronister, Owner and Officer of Happy Wife LLC, 11774 Marine Dr, Anacortes, WA
98221

Return to : Lisa Chronister, 11774 Marine Dr, Anacortes WA 98221

QUITCLAIM DEED

The Grantor, Happy Wife LLC, a Washington LLC whose mailing address is 11774 Marine Dr, Anacortes, WA 98221

per WAC Code : WAC 458-61-211 (20 (b)

transfers from a wholly-owned LLC to its 100% sole owner as a mere change in identity or form of ownership, and the proportional interest and beneficial ownership remain identical before and after the transfer. There is no underlying debt or consideration involved conveys and quit claims to

the Grantee, Lisa Chronister, whose mailing address is 11774 Marine Dr, Anacortes WA 98221, the following described real estate, situation in the County of Skagit, State of Washington

together with all after acquired title of the grantor(s) herein:

RANCHO SAN JUAN DEL MAR SUBDIVISION 1 PORTION OF TRACT D BEGINNING AT MOST EASTERLY CORNER OF LOT 19; THENCE N 57-43 E ALONG EASTERLY EXTENSION OF S LINE OF SAID LOT 19 100 FEET; THENCE N 44-01 W PARALLEL TO EASTERLY LINE OF SAID LOT 19 102.1 FEET TO SOUTHERLY LINE OF LOT 18; THENCE S 57-43 W 100 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 19 THENCE S 44-01 E ALONG EASTERLY LINE OF SAID LOT 19 TO POINT OF BEGINNING TOGETHER WITH THAT PORTION OF TRACT D BEGINNING AT THE MOST EASTERLY CORNER OF LOT 19; THENCE N 57-43 E ALONG EASTERLY EXTENSION OF SOUTH LINE OF SAID LOT 19 100 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 57-43 E TO THE SOUTHWESTERLY MARGIN OF MARINE DRIVE; THENCE N 18-46 W ALONG THE SOUTHWESTERLY MARGIN OF MARINE DRIVE TO S LINE OF LOT 18; THENCE S 57-43 W TO A POINT THAT BEARS N 44-01 W FROM TRUE POINT OF BEGINNING; THENCE S 44-01 E 102.1 FEET TO TRUE POINT OF BEGINNING LESS PORTION DEFINED AS FOLLOWS: BEGINNING AT THE NW CORNER SAID TRACT D THEN N 57-43 E ALONG N LINE SAID TRACT D 129.56 FEET THEN S 12-43 W 34.62 FEET THEN S 57-43 W 100 FEET TO W LINE SAID TRACT D THEN N 44-01 W 25 FEET TO POINT OF BEGINNING

Situate in Skagit County, Washington.

Being the same property conveyed to the Grantor herein by deed recorded in Instrument #202311090041, in the Office of the Recorder of Skagit County, State of Washington.

Abbreviated Legal : ptn Tr. D, Rancho San Juan del Mar, #1

Property Address 11774 Marine Dr, Anacortes, WA 98221

Tax Parcel Number 3972-000-098-0407/P68234

Dated: Oct 8 2026
Grantor

Grantee

Happy Wife LLC

Lisa Chonister

sole owner Lisa Chonister

State of Washington
County of Skagit

10/08/2026 Lisa Renee Chonister

This record was acknowledged before me on (date) by (name(s) of individuals) as (type of authority, such as officer or trustee) of (name of party on behalf of whom record was executed).

as owner

[Signature]

or Happy Wife LLC

(Signature of notary public)

(Stamp) Notary Public

(Title of office)

My commission expires: 12-24-2029

(date)

