

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20237404
Date 07/26/2023

When recorded return to:
Pine Street Shop, LLC
504 East Fairhaven Avenue
Burlington, WA 98233

209864-LT

QUIT CLAIM DEED

THE GRANTOR(S) **Gages Crossing, LLC, a Washington Limited Liability Company** for and in consideration of **No Monetary Consideration, Mere Change in Identity** in hand paid, conveys and quit claims to **Pine Street Shop, 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 grantor(s) herein:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: Ptn Lot 2, Blk 131, 1st Add to Burlington

Tax Parcel Number(s): 4077-131-002-0001/P72172

Dated: 7/25/2023

Gages Crossing, LLC, a Washington Limited Liability Company

By: [Signature]
Brian Gentry, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 25th day of July, 2023 by Brian Gentry, Manager of Gages Crossing, LLC.

[Signature]
Signature

Notary Public
Title

My commission expires: September 28, 2025

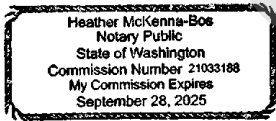


Exhibit A

LOT 2, BLOCK 131, PLAT OF "FIRST ADDITION TO BURLINGTON, SKAGIT CO, WASH, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11 OF THE RECORDS OF SKAGIT COUNTY, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXCEPTING THAT PORTION OF SAID LOT 2 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 131;
THENCE SOUTH 89°36'54" EAST ALONG THE NORTH LINE OF SAID LOT 2 FOR A DISTANCE OF 154.85 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF LOT 1, BLOCK 131, SAID PLAT OF FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.";
THENCE SOUTH 0°21'55" EAST ON THE SOUTHERLY PROJECTION OF THE EAST LINE OF SAID WEST 1/2 OF LOT 1 FOR A DISTANCE OF 5.36 FEET;
THENCE SOUTH 88°52'43" WEST FOR A DISTANCE OF 154.85 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 2, ALSO BEING THE EAST RIGHT-OF-WAY MARGIN OF SOUTH PINE STREET AT A POINT BEARING SOUTH 0°22'11" EAST FROM THE POINT OF BEGINNING;
THENCE NORTH 0°22'11" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 9.43 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF SAID LOT 2 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 131;
THENCE NORTH 89°36'54" WEST ALONG THE NORTH LINE OF SAID LOT 2 FOR A DISTANCE OF 13.30 FEET;
THENCE SOUTH 14°34'07" WEST FOR A DISTANCE OF 17.86 FEET;
THENCE NORTH 76°28'40" WEST FOR A DISTANCE OF 48.25 FEET;
THENCE SOUTH 15°17'07" WEST FOR A DISTANCE OF 26.72 FEET;
THENCE SOUTH 67°45'11" EAST FOR A DISTANCE OF 12.28 FEET;
THENCE SOUTH 5°04'17" WEST FOR A DISTANCE OF 45.06 FEET;
THENCE SOUTH 47°09'25" WEST FOR A DISTANCE OF 16.13 FEET;
THENCE SOUTH 14°29'33" WEST FOR A DISTANCE OF 20.41 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 2;
THENCE SOUTH 89°36'54" EAST ALONG THE SOUTH LINE OF SAID LOT 2 FOR A DISTANCE OF 82.01 FEET TO THE SOUTHEAST CORNER THEREOF AT A POINT BEARING SOUTH 0°21'39" EAST FROM THE POINT OF BEGINNING;
THENCE NORTH 0°21'39" WEST ALONG THE EAST LINE OF SAID LOT 2, ALSO BEING THE WESTERLY RIGHT-OF-WAY MARGIN OF SOUTH ANACORTES STREET, FOR A DISTANCE OF 112.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH THE NORTH 15.27 FEET (AS MEASURED PERPENDICULAR TO THE NORTH LINE) OF THE WEST 1/2 OF LOT 3, BLOCK 131, SAID PLAT OF 'FIRST ADDITION TO BURLINGTON, SKAGIT CO, WASH.,' AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO TOGETHER WITH THAT PORTION OF THE EAST 1/2 OF LOT 3, BLOCK 131, PLAT OF "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH." AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 131;
THENCE NORTH 89°36'54" WEST ALONG THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 82.01 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89°36'54" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 72.83 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF LOT 3;
THENCE SOUTH 0°21'55" EAST ALONG THE WEST LINE OF SAID EAST 1/2 OF LOT 3, FOR A DISTANCE OF 112.50 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID EAST 1/2 OF LOT 3;
THENCE SOUTH 89°36'54" EAST ALONG THE SOUTH LINE OF SAID LOT 3 FOR A DISTANCE OF 68.84 FEET;
THENCE NORTH 1°05'51" WEST FOR A DISTANCE OF 92.91 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 14°29'33" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 14°29'33" EAST FOR A DISTANCE OF 20.23 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.