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03/27/2024 01:43 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 0007
MAR 27 2024

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

Filed for Record at request of
and return to:

Stiles & Lehr Inc., P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro-Woolley, WA 98284

=====
 Grantor(s): Edwards Properties LLC, a Washington limited liability company
 Grantee(s): Edwards Investment Properties LLC, a Washington limited liability company
 Abbreviated Legals: 1) Lot 35, TJ Townhouses, NE 16-34-04
 2) Portion of SW1/4 NW1/4 of Section 24, Township 35N, Range 4E
 Tax Parcel #'s: 1) P117622 / 4769-000-035-0000
 2) P37451 / 350424-2-081-0009

QUIT CLAIM DEED

THE GRANTOR, EDWARDS PROPERTIES LLC, a Washington limited liability company, hereby conveys and quitclaims into EDWARDS INVESTMENT PROPERTIES 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 therein:

P117622 / 4769-000-035-0000:

LOT 35, "PLAT OF TJ TOWNHOUSES," AS PER PLAT RECORDED ON NOVEMBER 30, 2000, UNDER AUDITOR'S FILE NO. 200011300053, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

P37451 / 350424-2-081-0009:

THAT PORTION OF LOTS 3 THROUGH 5, INCLUSIVE, BLOCK 1, "MOORE'S ADD. TO WOOLLEY," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 62, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 3 AND THE NORTH MARGIN OF SR 20; THENCE NORTH 00°55'39" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1.60 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING NORTH 00°55'39" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 138.40 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 88°16'30" EAST ALONG THE NORTH LINE OF SAID LOTS 3 THROUGH 5 FOR A DISTANCE OF 71.55 FEET; THENCE SOUTH 00°35'40" WEST FOR A DISTANCE OF 64.40 FEET TO A POINT ON THE ARC OF A NON-TANGENTIAL CURVE WHOSE CENTER BEARS NORTH 75°29'57" WEST HAVING A RADIUS OF 99.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°59'33" FOR A DISTANCE OF 107.66 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

TOGETHER WITH:

LOTS 1 AND 2 BLOCK 1, "MOORE'S ADDITION TO WOOLLEY", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 62, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

ALSO, THAT PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF THE NORTH LINE OF THE PLAT OF "MOORE'S ADD. TO WOOLLEY," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 62, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING BETWEEN THE WEST LINE OF LOT 1 AND THE EAST LINE OF LOT 2, BLOCK 1, "MOORE'S ADD. TO WOOLLEY", PRODUCED NORTH.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

TOGETHER WITH:

UNRECORDED

THAT PORTION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

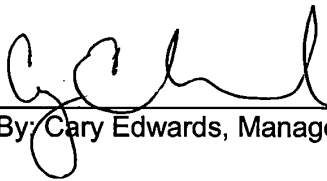
BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼; THENCE WEST A DISTANCE OF 60 FEET; THENCE SOUTH TO THE NORTH LINE OF MOORE STREET; THENCE EAST ALONG THE NORTH LINE OF MOORE STREET A DISTANCE OF 60 FEET TO THE EAST LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼; THENCE NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE RIGHT-OF-WAY OF SECONDARY STATE HIGHWAY NO. 1- F AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED APRIL 15, 1952, UNDER AUDITOR'S FILE NO. 473978, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Dated March 25, 2024

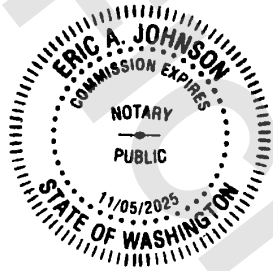
Edwards Properties LLC


By: Cary Edwards, Manager

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.

On this day personally appeared before me **Cary Edwards**, as manager for Edwards Properties LLC, a Washington limited liability company, who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 25th day of March, 2024



E. C. Johnson
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro-Woolley
Commission Expires: 11/05/2025