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04/02/2021 04:01 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

After Recording Return To:
BGJ, LLC
15308 Barrett Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021-1438
APR 02 2021
Amount Paid \$0
Skagit Co. Treasurer
By Deputy
QUIT CLAIM DEED

Reference Document: 8307120034

GRANTOR: LUTHER CHILD CENTER, a Washington public benefit corporation,

GRANTEE: BGJ, LLC, a Washington limited liability company

Legal Description:

Abbreviated Form: S ½ SW ¼ SW ¼ NE ¼ Section 27, T 35N, Range 4 E W.M. & Ptn NW ¼ SE ¼ Section 27, T 35N, Range 4 E.W.M.

Additional on: Exhibit A

Assessor's Tax Parcel No: 350427-1-017-0003 (P37841)

THE UNDERSIGNED GRANTOR, LUTHER CHILD CENTER, a Washington public benefit corporation, for and in consideration of clearing title to remove restrictive language contained in a prior conveyance of the real property described herein, which prior conveyance is described further herein, hereby conveys and quitclaims to BGJ, LLC, a Washington limited liability company, all of Grantor's right, title, and interest in and to the following described real estate, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, to-wit:

See Exhibit "A" attached hereto and incorporated by this reference as if fully set forth herein.

QUITCLAIM DEED

I. NARRATIVE pursuant to WAC 458-61A-215(1)

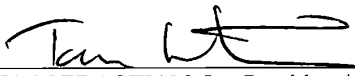
- a. John Conrad, a single man, conveyed the real property described on the attached Exhibit "A", to John and Elma Johnson, a married couple, Gary and Susan Johnson, a married couple, Gary and Susan Brown, a married couple, Thomas and Andree Crowther, a married couple, and Richard and Ruth Gross, a married couple on July 12, 1983 by deed recorded under Skagit County Auditor's File Number 8307120034.
- b. The deed contained language stating that the real property was "to be used primarily for medical, dental or other medically related purposes."
- c. John Conrad died May 3rd 1986. His estate, Skagit County Superior Court Cause Number 86-4-00126-3, left his estate, in trust, for the benefit of his step-son Theodore J. Thorson and provided for the residue of the trust to be conveyed to Luther Child Center following the death of Theodore J. Thorson.
- d. Theodore J. Thorson passed away May 31, 2001.
- e. Gary and Susan Johnson, a married couple, Gary and Susan Brown, a married couple, James and Jeanne Gross, a married couple conveyed their interest in the real property to their wholly owned limited liability company, BGJ, LLC, on May 23, 2007, by deed recorded under Skagit County Auditor's File Number 200705230165.

II. AGREEMENT

- a. The GRANTOR covenants and confirms that GRANTOR, and its successors and assigns, hereby waive any and all rights to enforce any right arising out of or related to the language in the deed recorded under Skagit County Auditor's File Number 8307120034, stating that the real property is "to be used primarily for medical, dental or other medically related purposes."

DATED this 1 day of April, 2021.

GRANTOR:
LUTHER CHILD CENTER


By: TOM SEBASTIAN, Its: President/Chief Executive Officer

QUITCLAIM DEED

GRANTEE:
BGJ, LLC

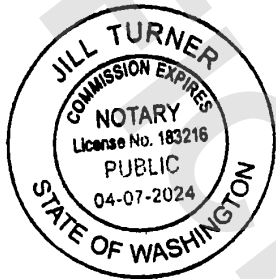

By: GARY L. BROWN, Its: Member

Acknowledgements follow

QUITCLAIM DEED

State of Washington)
) ss
 County of Skagit)

I certify that I know or have satisfactory evidence that TOM SEBASTIAN is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the CHIEF EXECUTIVE OFFICER of LUTHER CHILD CENTER, a Washington public benefit corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 4/1/2021

Jill Turner
 (Signature)

NOTARY PUBLIC

Print Name of Notary Jill Turner

My appointment expires: 4/7/2024

State of Washington)
) ss
 County of Skagit)

I certify that I know or have satisfactory evidence that GARY BROWN is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member and Manager of BGJ, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 4-1-2021

Michael L. Cook
 (Signature)

NOTARY PUBLIC MICHAEL L. COOK

Print Name of Notary

My appointment expires: 11-13-2024

QUITCLAIM DEED

EXHIBIT "A"PARCEL "A":

The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East, W.M., EXCEPT road along the West line thereof; EXCEPT State Highway and railroad rights of way; EXCEPT that portion thereof lying Southeasterly of the Southeasterly line of said railroad right of way; AND EXCEPT mineral rights as reserved in Deed recorded September 21, 1908, in Volume 75 of Deeds, page 97.

PARCEL "B":

That portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East W.M., lying Northwesterly of that certain 60 foot strip of land conveyed for road purposes by Deed dated June 13, 1932 and recorded August 4, 1932 in Volume 161 of Deeds, page 339, EXCEPT road along the West line thereof.

Situate in the County of Skagit, State of Washington.