




When Recorded Please Return To:
LAWRENCE A. PIRKLE
P.O. Box 1788
Mount Vernon, WA 98273
(360) 336-6587


202302170119
02/17/2023 03:37 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 5519
FEB 17 2023

Amount Paid \$ 
Skagit Co. Treasurer
By  Deput

QUIT CLAIM DEED

THE GRANTOR, TERRY SANDERSON, a married man, as his separate estate, for and in consideration of transfer to Limited Liability Company (mere change in form of ownership) (WAC 458-61A-211(2)(a)), conveys and quit claims to **GRANTEE**, SANDERSON COMMERCIAL 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.

Assessor's Parcel Numbers: P26626 (340419-0-276-0002)
P26636 (340419-0-286-0000)

Abbreviated Legal Description: Portion of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 34 North, Range 4 East, W.M.

Full Legal Description: Attached hereto as Exhibit "A" and incorporated herein by this reference.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.

Dated this 16th day of February, 2023.

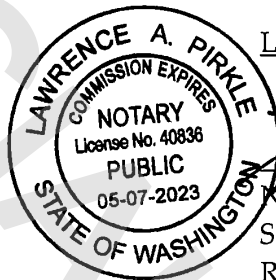


TERRY SANDERSON

[illegible]

I certify that I know or have satisfactory evidence that TERRY SANDERSON is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 16th day of February, 2023.



LAWRENCE A. PIRKLE

NOTARY PUBLIC in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/23

EXHIBIT "A"**Assessor's Parcel Numbers: P26626 (340419-0-276-0002)****P26636 (340419-0-286-0000)****PARCEL "A":**

Beginning at a point 17.58 feet East and 14 feet North of the Northeast corner of Lot 1, Block "A", "BOWKER'S FIRST ADDITION TO MOUNT VERNON"; thence North to South line of Division Street extension; thence West along South line of said street, 367 feet, more or less, to the East line of Olive Street as set forth in said "BOWKER'S FIRST ADDITION TO MOUNT VERNON" produced North; thence South along the projection of said Olive Street, to a point 14 feet North of the Northwest corner of Lot 7, said Block "A"; thence East, 367 feet, more or less, to place of beginning; being in the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 34 North, Range 4 East, W.M., EXCEPT the East 40 feet thereof.

PARCEL "B":

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point 14 feet North of the Northwest corner of Lot 7, in Block "A" of "BOWKER'S FIRST ADDITION TO THE TOWN OF MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 50, records of Skagit County, Washington; thence North to the South line of West Division Street extended West; thence North 89 degrees 23'20" West along the South line of said Division Street, a distance of 130.05 feet, more or less, to the Northeast corner of that certain tract conveyed to Harry Anderson, et ux, by Deed recorded April 23, 1973, under Auditor's File No. 783884, said point being 229.95 feet East as measured along the South line of said West Division Street; thence South 0 degrees 36'20" West, a distance of 102.16 feet, more or less, to the Southeast corner of said tract; thence East along the North line of an alley shown in Block "B" of the aforesaid "BOWKER'S FIRST ADDITION TO THE TOWN OF MOUNT VERNON", and said line extended to the point of beginning.

Situate in the County of Skagit, State of Washington.

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