



202406240061

06/24/2024 03:41 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20241079  
JUN 24 2024

Amount Paid \$ 0  
Skagit Co. Treasurer  
By  Deputy

After Recording Return to:

JR Properties LLC  
16559 Country Club Dr.  
Burlington, Washington 98233

QUIT CLAIM DEED

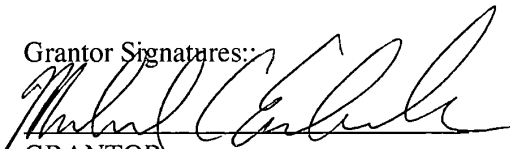
THE GRANTOR, Country Club Road Association, for and in consideration of no monetary consideration, due to the private road servicing and accessing said single lot (P64572), hereby conveys and quit claims to the GRANTEE, JR Properties LLC, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein.

*See attached EXHIBIT 'A' for description area to be conveyed.  
See attached EXHIBIT 'B' for map area to be conveyed.*

Abbrev.: Private Road between lots 2 & 3, Country Club Addition No. 3  
JR Properties LLC Parcel: (64572) 3888-000-003-0008

Dated this 18 day of June 2024

Grantor Signatures:

  
GRANTOR

Country Club Road Association

STATE OF WASHINGTON

COUNTY OF SKAGIT

)

) ss.

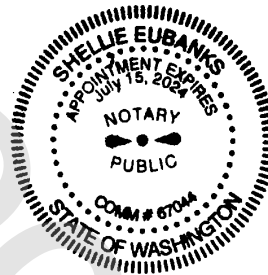
)

I certify that I know or have satisfactory evidence that Michael Eubanks is the person who appeared before me, and said person acknowledged that s/he signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument, with full authority and acting as President of the Country Club Road Association.

DATED this 19<sup>th</sup> day of June, 2024.



Print Name Shellie Eubanks  
NOTARY PUBLIC in and for the State of Washington,  
Residing at: Burlington WA  
My commission expires: 7-15-2024



## EXHIBIT A

THAT PORTION OF A PRIVATE ROAD BEING IN THE NORTH HALF OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. AND ALSO BEING A PORTION OF THE PLAT OF COUNTRY CLUB ADDITION NO. 3 RECORDED ON DECEMBER 19<sup>TH</sup>, 1964 UNDER AUDITOR FILE NUMBER 660293 IN VOLUME 8 OF PLATS PAGE 82, SKAGIT COUNTY RECORDS LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 OF SAID PLAT THENCE NORTH 11°49'59" EAST PARALLEL WITH THE CENTERLINE OF COUNTRY CLUB DRIVE 154.52 FEET TO THE POINT OF CURVATURE AND THE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE CONTINUING PARALLEL WITH SAID DRIVE NORTH 11°49'59" EAST 60.00 FEET TO A TANGENT CURVE CONCAVE TO THE EAST, THENCE ALONG SAID CURVE PARALLEL WITH SAID DRIVE HAVING A RADIUS OF 147.26 FEET, THROUGH A CENTRAL ANGLE OF 9°02'29" TO THE POINT OF CURVATURE OF CURVE "D" OF SAID PLAT AN ARC LENGTH OF 23.24 FEET AND THE TERMINUS OF THIS LINE DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING 10,452 SQ.FT. MORE OR LESS.

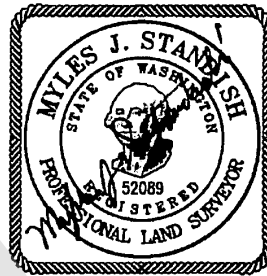


EXHIBIT B

