



202502180060

02/18/2025 01:37 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When Recorded Please Return To:
PIRKLE LAW FIRM, INC. P.S.
P.O. Box 1788
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 0436
FEB 18 2025

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

QUIT CLAIM DEED

THE GRANTOR, ROBERT E. DEAN, JR. and BILLIE J. DEAN, husband and wife, 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, DEAN PROPERTY INVESTMENTS, 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: P27711 (340424-1-003-0003) & P27721 (340424-2-001-0102)

Abbreviated Legal Description: Portion of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 24, 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 10th day of February, 2025.

Robert E. Dean Jr.
ROBERT E. DEAN, JR. *Billie J. Dean*
BILLIE J. DEAN

EXHIBIT "A"

Assessor's Parcel Numbers: P27711 (340424-1-003-0003) & P27721 (340424-2-001-0102)

The East 1/2 of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 34 North, Range 4 East, W.M.

EXCEPT that portion of said East 1/2 of the Northeast 1/4 of the Northwest 1/4 conveyed to Debbie A. Joseph, a married woman as her separate property, by Boundary Line Adjustment Deed recorded under Skagit County Auditor's No. 200611170001, described as follows:

All that portion of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northwest corner of said East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 24;
thence South 02°04'47" West, along the West line of said East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 24, a distance of 115.09 feet to the TRUE POINT OF BEGINNING;
thence continue South 02°04'47" West along said West line a distance of 450.00 feet to the Northeasterly margin of Gunderson Road, as conveyed to Skagit County by deed recorded June 12, 1986, under Auditor's File No. 8606120022;
thence South 87°55'13" East a distance of 60.00 feet;
thence North 02°04'47" East a distance of 450.00 feet;
thence North 87°55'13" West a distance of 60.00 feet to the POINT OF BEGINNING.

AND EXCEPT roads;

AND ALSO EXCEPT that portion conveyed to Skagit County, Washington by document recorded June 12, 1986 under Skagit County Auditor's File No. 8606120021;

TOGETHER WITH an easement for ingress, egress and utilities as recorded under Auditor's File No. 200607030124, records of Skagit County, more particularly described as follows:

The North 60.00 feet of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 34 North, Range 4 East, W.M., lying Northeasterly of County Road known as Gunderson Road, as conveyed to Skagit County by deed recorded June 12, 1986, under Auditor's File No. 8606120022.

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.