



202504290309

04/29/2025 02:27 PM Pages: 1 of 11 Fees: \$313.50
Skagit County Auditor

Prepared By: Brandon Atkinson

After Recording Return To:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 1283
APR 29 2025

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 14, 2025 THE GRANTOR(S),

Grantor: JR Properties LLC , Brandon Atkinson, Owner

Grantee: JR Properties LLC , Brandon Atkinson, Owner

THE GRANTOR, JR Properties LLC (Brandon Atkinson, Owner) for and in consideration of no monetary consideration hereby conveys and quit claims to the GRANTEE, JR Properties LLC (Brandon Atkinson, Owner), the following described real property, situated in the County of Skagit, State of Washington:

P64571 - Lot 1, Country Club Addition No. 3

P64572 - Lots 2 and 3, Country Club Addition No. 3

Tax Parcel Number: P64571, P64572

Commonly known as 16558 Country Club Dr Burlington, WA 98233 and 16546 Country Club Dr Burlington, WA 98233

The legal descriptions are:

P64571:

(0.3500 ac) (DR 19) LOT 1, COUNTRY CLUB ADDITION NO. 3, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 82, RECORDS OF SKAGIT COUNTY, WASHINGTON. Land Use.

P64572:

0.8899 ac) (DR 19) LOTS 2 AND 3, COUNTRY CLUB ADDITION NO. 3, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 82, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH 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, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 82, RECORDED UNDER AF#660293, RECORDS OF SKAGIT COUNTY, WASHINGTON, 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.

The change is just a boundary line adjustment with no ownership change.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Mail Tax Statements To:

JR Properties LLC

16558 Country Club Dr

Burlington, Washington 98233

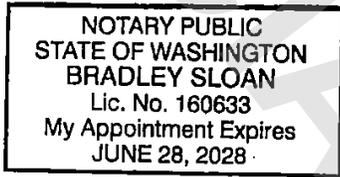
[SIGNATURE PAGE FOLLOWS]

STATE OF WASHINGTON, COUNTY OF SKAGIT, ss:

On this 14 day of February, 2025, before me personally appeared Brandon Atkinson, Owner, on behalf of JR Properties LLC, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Notary Public - Bradley Sloan



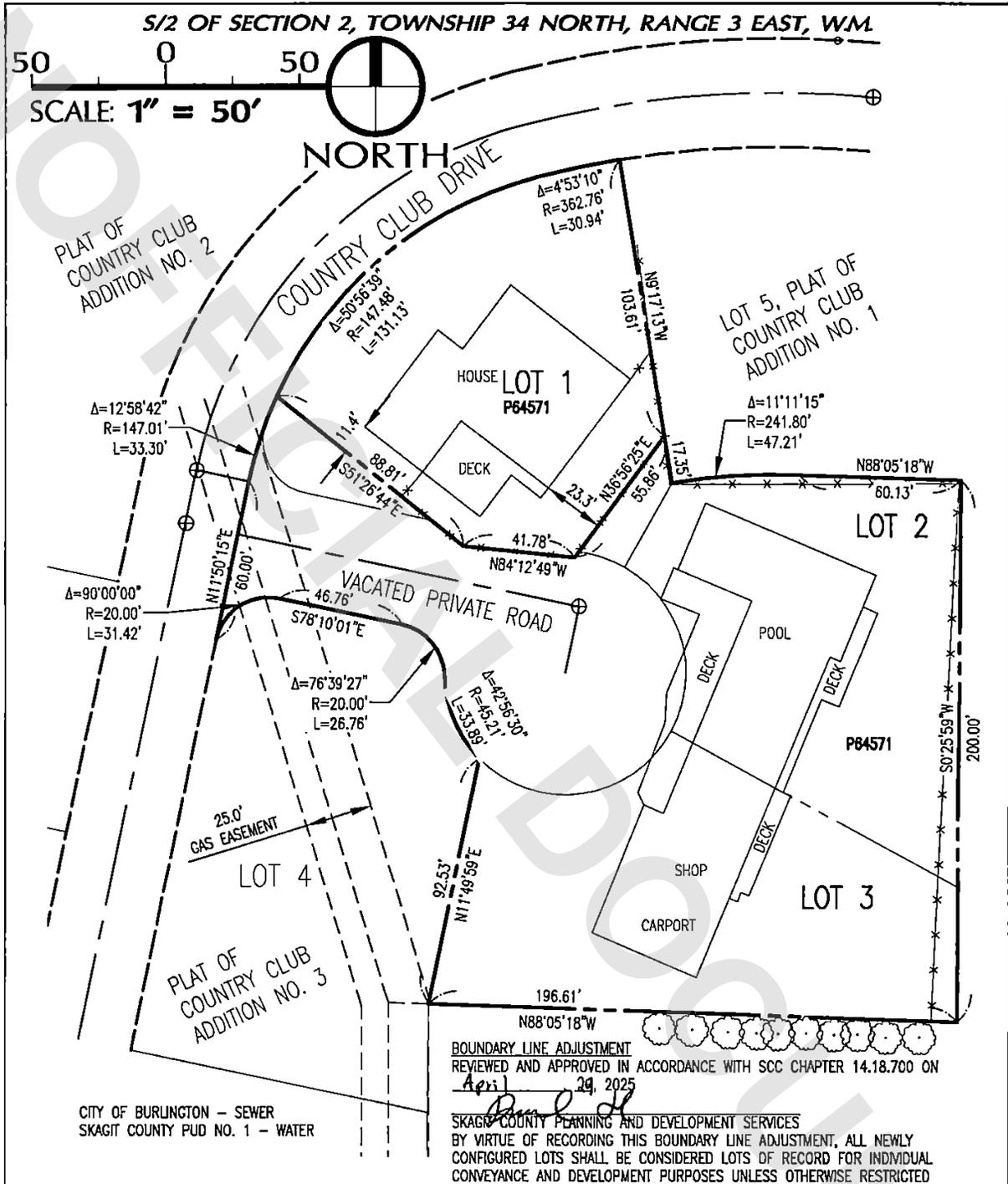
Notary

Title (and Rank)

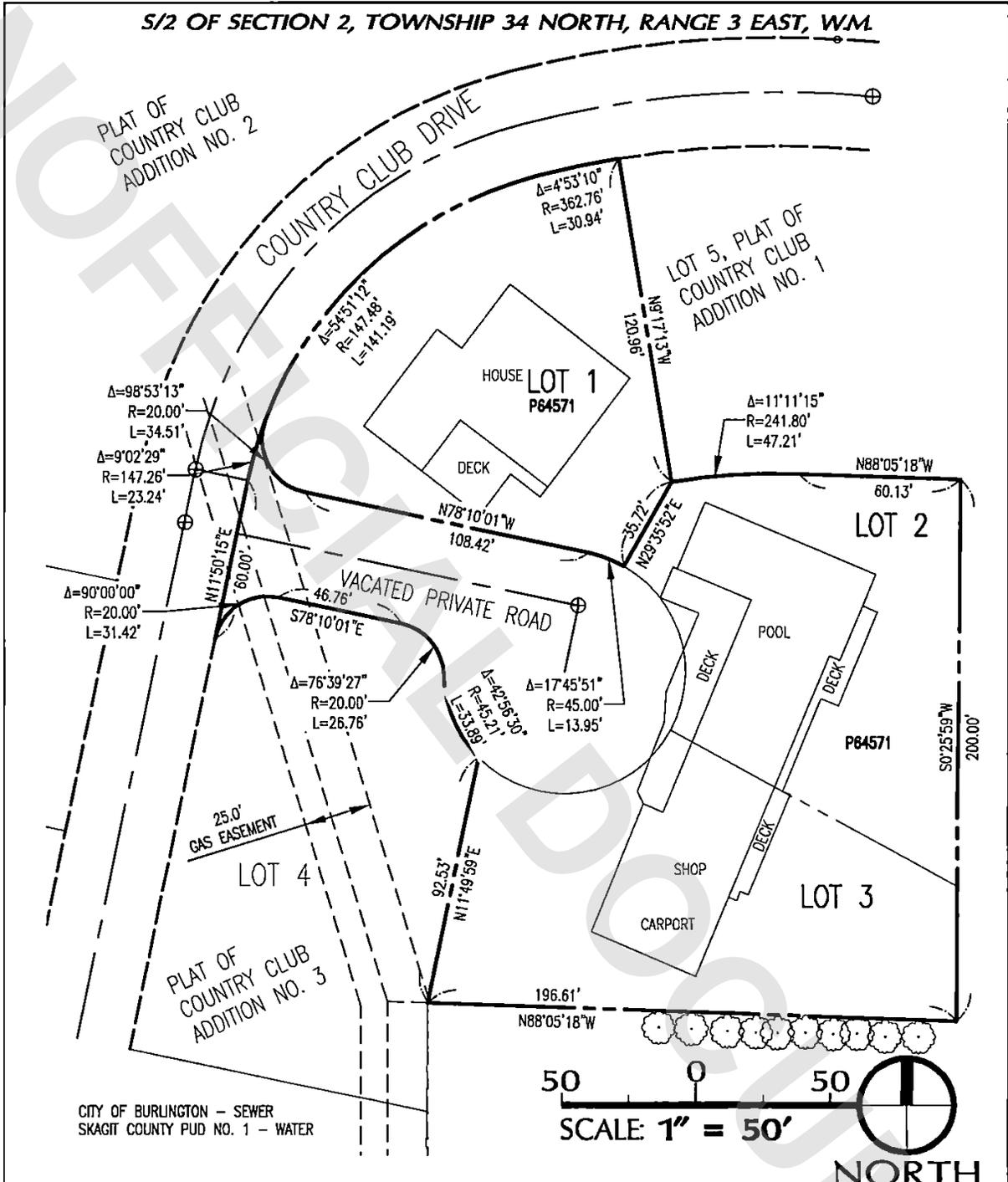
My commission expires 6-28-2028

Notary Address:

1800 S. Burlington Blvd
Burlington, WA. 98233



Sound Development Group ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES P.O. Box 1705-1117, Cleveland Avenue, Suite 202 Mount Vernon, WA 98273 Tel: 360-404-2010 Fax: 360-404-2013	SHEET DESCRIPTION ADJUSTMENT (AFTER)	SCALE: 1" = 50' DRAWN BY: MJS JOB NUMBER: 24031 DATE: 04-10-2025
	PROJECT LOT LINE ADJUSTMENT FOR JR PROPERTIES, LLC	DRAWING NAME 24031 BLA SHEET 1 OF 1



<p>Sound Development Group ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES P.O. Box 1705-1111, Cleveland Avenue, Suite 202 Mount Vernon, WA - 98273 Tel: 360-404-2010 Fax: 360-404-2013</p>	<p>SHEET DESCRIPTION</p> <p>ADJUSTMENT (BEFORE)</p>	<p>SCALE: 1" = 50'</p> <p>DRAWN BY: M.J.S.</p> <p>JOB NUMBER: 24031</p> <p>DATE: 11-25-2024</p>
	<p>PROJECT</p> <p>LOT LINE ADJUSTMENT FOR JR PROPERTIES, LLC</p>	<p>DRAWING NAME: 24031 BLA SHEET 1 OF 1</p>

LOT 2 BEFORE

LOTS 2 AND 3, COUNTRY CLUB ADDITION NO. 3, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 82. RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH 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 THE COUNTRY CLUB ADDITION NO. 3 RECORDED ON DECEMBER 19TH, 1964 UNDER AUDITOR'S 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 $11^{\circ}49'59''$ 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 $11^{\circ}49'59''$ 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 $9^{\circ}02'29''$ 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.

LOT 1 AFTER

THAT PORTION OF LOTS 1, 2, 3 AND A PORTION OF VACATED PRIVATE DRIVE OF COUNTRY CLUB ADDITION NO. 3, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 82. RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 09° 17' 13" EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 103.61 FEET; THENCE SOUTH 36° 56' 25" WEST 55.86 FEET; THENCE NORTH 84° 12' 49" WEST 41.78 FEET; THENCE NORTH 51° 26' 44" WEST 88.81 FEET TO THE SOUTH EDGE OF COUNTRY CLUB DRIVE AND THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE ALONG SAID SOUTHERLY EDGE OF DRIVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50° 56' 39", HAVING A RADIUS OF 147.48 FEET, AND WHOSE LONG CHORD BEARS NORTH 50° 17' 30" EAST 126.86 FEET TO A COMPOUND CURVE, THENCE CONTINUING ALONG SAID SOUTHERLY EDGE OF DRIVE AND SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04° 53' 10", HAVING A RADIUS OF 362.76 FEET, AND WHOSE LONG CHORD BEARS NORTH 78° 16' 12" EAST FOR A DISTANCE OF 30.93 FEET TO THE POINT OF BEGINNING.

LOT 2 AFTER

A PORTION OF COUNTRY CLUB ADDITION NO. 3, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 82. RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3 OF COUNTRY CLUB ADDITION NO. 3, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 82. RECORDS OF SKAGIT COUNTY,

TOGETHER WITH 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 THE COUNTRY CLUB ADDITION NO. 3 RECORDED ON DECEMBER 19TH, 1964 UNDER AUDITOR'S 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 $11^{\circ}49'59''$ 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 $11^{\circ}49'59''$ 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 $9^{\circ}02'29''$ 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.

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH $09^{\circ}17'13''$ EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 103.61 FEET; THENCE SOUTH $36^{\circ}56'25''$ WEST 55.86 FEET; THENCE NORTH $84^{\circ}12'49''$ WEST 41.78 FEET; THENCE NORTH $51^{\circ}26'44''$ WEST 88.81 FEET TO THE SOUTH EDGE OF COUNTRY CLUB DRIVE AND THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE ALONG SAID SOUTHERLY EDGE OF DRIVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $50^{\circ}56'39''$, HAVING A RADIUS OF 147.48 FEET, AND WHOSE LONG CHORD BEARS NORTH $50^{\circ}17'30''$ EAST 126.86 FEET TO A COMPOUND CURVE, THENCE CONTINUING ALONG SAID SOUTHERLY EDGE OF DRIVE AND SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $04^{\circ}53'10''$, HAVING A RADIUS OF 362.76 FEET, AND WHOSE LONG CHORD BEARS NORTH $78^{\circ}16'12''$ EAST FOR A DISTANCE OF 30.93 FEET TO THE POINT OF BEGINNING.

Grantor Signatures:

DATED: 2/14/25



Brandon Atkinson, Owner, on behalf of JR Properties LLC

LOT 1 BEFORE

LOT 1, COUNTRY CLUB ADDITION NO. 3, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 82,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

UNOFFICIAL DOCUMENT