

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252281
Date 07/18/2025

Document Title:

Quit Claim Deed

Reference Number :Grantor:☐ additional grantor names on page ____.

1. Stanley A. Miller Washington Spousal Trust dated April 7, 2024, Adam A. Miller, Trustee

Grantee:☐ additional grantee names on page ____.

1. Snapdragon Holdings LLC

Abbreviated legal description:☒ full legal on page(s) 3-4.

LOT 'B' OF SHORT PLAT NO. 5-72, APPROVED JANUARY 27, 1972, BEING A PORTION OF THE NORTH HALF OF THE WEST HALF OF TRACT 4, 'PLAT OF THE BURLINGTON ACREAGE PROPERTY'.
LOT 'A' OF SHORT PLAT NO. 5-72, APPROVED JANUARY 27, 1972, BEING A PORTION OF THE NORTH HALF OF THE WEST HALF OF TRACT 4, 'PLAT OF THE BURLINGTON ACREAGE PROPERTY'.
LOT 1 SHORT PLAT 8-90; BEING A PORTION OF TRACT 4 OF BURLINGTON ACREAGE. INCLUDES INTEREST IN PRIVATE ROAD.

Assessor Parcel / Tax ID Number:☐ additional tax parcel number(s) on page ____.

P114165

P62267

P114166

Return Address:

Eric J. Fahlman
Fahlman Little Wheeler, PLLC
3023 – 80th Ave SE, Suite 300
Mercer Island, WA 98040

QUIT CLAIM DEED

Grantor:	Stanley A. Miller Washington Spousal Trust dated April 7, 2024, Adam A. Miller, Trustee
Grantee:	Snapdragon Holdings LLC, a Washington limited liability company
Assessor's Tax Parcel Nos:	P114165, P62267, & P114166

The GRANTOR, the STANLEY A. MILLER WASHINGTON SPOUSAL TRUST dated April 7, 2024, Adam A. Miller, Trustee, for and in consideration of a mere change in identity only, conveys and quit claims to GRANTEE, SNAPDRAGON HOLDINGS LLC, a Washington limited liability company, the real property parcels described in the attached Exhibit A (the "Described Properties," **represented as a one-third ownership interest in each parcel**).

Dated effective: May 31, 2025

STANLEY A. MILLER WASHINGTON SPOUSAL TRUST

Signed by:
By Adam A. Miller
Adam A. Miller, Trustee

{see next page for notary acknowledgment}

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me ADAM A. MILLER, as Trustee of the Stanley A. Miller Washington Spousal Trust, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument as Trustee of said Trust. This notarial act involved the use of communication technology.

Dated: July 15, 2025

NICHOLAS SUNDERLAND-SAIED
NOTARY PUBLIC
STATE OF WASHINGTON
Commission #21018008
My Comm. Expires 5/7/2029

DocuSigned by:
Nicholas Sunderland-Saied

Nicholas Sunderland-Saied
Notary Public
Commission expires 05/07/2029

EXHIBIT A

Tax Parcel Number P114165

LOT 'B' OF SHORT PLAT NO. 5-72, APPROVED JANUARY 27, 1972, BEING A PORTION OF THE NORTH HALF OF THE WEST HALF OF TRACT 4, 'PLAT OF THE BURLINGTON ACREAGE PROPERTY,' AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.;

THENCE NORTH 02 DEGREES 01'45" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 326.13 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID NORTH HALF OF THE WEST HALF OF TRACT 4;

THENCE SOUTH 86 DEGREES 45'50" EAST ALONG SAID LINE 30.01 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE WEST HALF OF TRACT 4;

THENCE NORTH 02 DEGREES 01'45" EAST ALONG THE WEST LINE OF SAID TRACT 4 A DISTANCE OF 180.02 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 02 DEGREES 01'45" EAST, ALONG SAID WEST LINE, A DISTANCE OF 116.40 FEET TO THE NORTHWEST CORNER OF SAID TRACT 4;

THENCE SOUTH 87 DEGREES 14'00" EAST, ALONG THE NORTH LINE OF SAID TRACT 4, A DISTANCE OF 180.00 FEET;

THENCE SOUTH 02 DEGREES 01'45" WEST, PARALLEL TO SAID WEST LINE OF TRACT 4, A DISTANCE OF 117.88 FEET TO A POINT WHICH IS 180 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF TRACT 4, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH LINE;

THENCE NORTH 86 DEGREES 45'50" WEST, PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 180.03 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO: All easements, covenants, conditions, restrictions, and reservations of record, if any.

More commonly known as 10925 Peter Anderson Road, Burlington, WA 98233.

Tax Parcel Number P62267

LOT 'A' OF SHORT PLAT NO. 5-72, APPROVED JANUARY 27, 1972, BEING A PORTION OF THE NORTH HALF OF THE WEST HALF OF TRACT 4, 'PLAT OF THE BURLINGTON ACREAGE PROPERTY,' AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49,

RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.;

THENCE NORTH 02 DEGREES 01'45" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 326.13 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID NORTH HALF OF THE WEST HALF OF TRACT 4;

THENCE SOUTH 86 DEGREES 45'50" EAST ALONG SAID LINE 30.01 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE WEST HALF OF TRACT 4 AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 02 DEGREES 01'45" EAST ALONG THE WEST LINE OF SAID TRACT 4 A DISTANCE OF 120.00 FEET;

THENCE SOUTH 86 DEGREES 45'50" EAST, PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 315.00 FEET;

THENCE SOUTH 02 DEGREES 01'45" WEST, PARALLEL TO SAID WEST LINE OF TRACT 4, A DISTANCE OF 120.00 FEET TO SAID SOUTH LINE;

THENCE NORTH 86 DEGREES 45'50" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 315.00 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO: All easements, covenants, conditions, restrictions, and reservations of record, if any.

More commonly known as 10949 Peter Anderson Road, Burlington, WA 98233.

Tax Parcel Number P114166

LOT 1 SHORT PLAT 8-90; BEING A PORTION OF TRACT 4 OF BURLINGTON ACREAGE. INCLUDES INTEREST IN PRIVATE ROAD.

SUBJECT TO: All easements, covenants, conditions, restrictions, and reservations of record, if any.

More commonly known as 20543 Nelson Lane, Burlington, WA 98233.

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and/or information available to the general public from county records. No title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.