

When recorded return to:

Kironikaia, LLC
1028 North Viewmont Drive
Mount Vernon, WA 98273

215723-LT

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252580
Date 08/11/2025

QUIT CLAIM DEED

THE GRANTOR(S) **Christopher T. Ellis, a single man and Stephen R. Ellis, a married man as his separate estate, in equal undivided interests as tenants in common,** for and in consideration of **WAC 458-61A-211(2)(a) mere change – individual to LLC,** in hand paid, conveys and quit claims to **Kironikaia, 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(s) herein:

For Full Legal See Attached “Exhibit A”

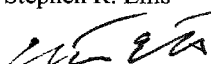
Abbreviated Legal: Lots 3-10, Blk 2, Ball & Ledger’s 1st Addn to Mt. Vernon, TGW Ptn Vacated Streets

Tax Parcel Number(s): 3702-002-010-0116/P52191 & 340419-0-293-0001/P26643

Dated: August 7, 2025



Stephen R. Ellis



Christopher T. Ellis

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 8th day of Aug., 2025, by Stephen R. Ellis and Christopher T. Ellis.

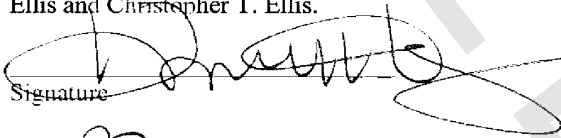

SignatureLPD
TitleMy commission expires: Aug. 18, 2028

Exhibit A

Lots 3 through 10, inclusive, Block 2, "BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON," as per plat recorded in Volume 1 of Plats, page 1, records of Skagit County, Washington.

TOGETHER WITH that portion of the vacated West 25 feet of Second Street adjoining said Lots on the East.

ALSO TOGETHER WITH that portion of vacated Front Street in "BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON," as per plat recorded in Volume 1 of Plats, page 1, records of Skagit County, Washington, lying Easterly of the following described line:

Beginning at the Northwest corner of Lot 10, Block 2, said "BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON;"

thence Westerly 65 feet along the Westerly extension of the North line of said Lot;

thence Southerly to a point on the Westerly extension of the South line of Lot 3, said Block 2, said intersection being the terminus of said line.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.