



202510210197

10/21/2025 03:49 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

Return Address:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20253460
OCT 21 2025

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

Document Title: Quit Claim Deed

Reference Number (if applicable): _____

Grantor(s): _____ [] additional grantor names on page ____.

1) Traci Gromus

2) _____

Grantee(s): _____ [] additional grantor names on page ____.

1) TCB LLC

2) _____

Abbreviated Legal Description: _____ [] full legal on page(s) ____.

Tax 4, DL3: DR 17

Assessor Parcel /Tax ID Number: _____ [] additional parcel numbers on page ____.

P16344

When Recorded Return To:
Joseph D Bowen, Attorney at Law P.S.
401 S. 2nd Street
Mount Vernon, WA

Grantor: TRACI GROMUS
Grantee: TCB, LLC
Property Address: 18599 Burkland Road, Mount Vernon, WA 98274
Abbreviated Description: (0.4300 ac) TAX 4: DK 3: DR 17: THAT PORTION OF THE NORTH HAL
Parcel No.: P16344 XrefId: 330405-4-018-0002

QUIT CLAIM DEED WAC 458-61A-0211(2)(A)

KNOW ALL BY THESE PRESENTS that the grantor TRACI GROMUS for and in consideration of changing the form of ownership to a Limited Liability Company, now quitclaims and transfers to TCB, LLC, all interest in the following described real estate:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE COUNTY ROAD WHICH IS ALONG THE WEST SIDE OF SAID SUBDIVISION AND THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST ALONG SAID SOUTH LINE, 140 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID COUNTY ROAD, 134 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 140FT TO THE EAST LINE OF SAID COUNTY ROAD; THENCE SOUTH ALONG SAID EAST LINE, 134 FEET TO THE POINT OF BEGINNING

Situate in the County of Skagit, State of Washington.

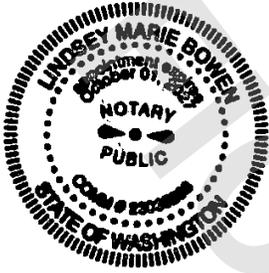
WITNESS MY HAND THIS 2nd day of October, 2025.



TRACI GROMUS

I certify that I know or have satisfactory proof that on the date set forth above, **TRACI GROMUS** appeared and executed this instrument for the uses and purposes expressed herein.

DATED THIS 2nd day of October, 2025.



Lindsey M Bowen
NOTARY PUBLIC

State of Washington

My Commission Expires 10/1/2027