



202510210198

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

20253499

OCT 21 2025

Amount Paid \$0
Skagit Co. Treasurer
By KD Deputy

Document Title:

Quit Claim Deed

Reference Number (if applicable): _____

Grantor(s):

additional grantor names on page ____

1) Alan T. Gromus

2) Traci Gromus - Attorney-in-fact

Grantee(s):

additional grantor names on page ____

1) TCB LLC

2) _____

Abbreviated Legal Description:

full legal on page(s) ____

Dk 12, Lots 7-9, BLS, Amended Plat of
Borlinton


Assessor Parcel /Tax ID Number:

additional parcel numbers on page ____

P71307 & P72530

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

Grantor: ALAN T. GROMUS
Grantee: TCB, LLC
Property Address: 717 E Magnolia Avenue, Burlington, WA 98233
Abbreviated Description: DK 12: LOTS 7 TO 9, BLOCK 5, AMENDED PLAT OF BURLINGTON
Parcel Nos.: P71307 and P72530 XrefIds: 4076-005-009-0001 and 4084-001-001-0008

QUIT CLAIM DEED WAC 458-61A-211(0)(17) 

KNOW ALL BY THESE PRESENTS that the grantor ALAN T. GROMUS for and in consideration of changing his form of ownership to a Limited Liability Company, now quitclaims and transfers to TCB, LLC, all interest in the real estate located at 717 East Magnolia Avenue, Burlington, WA, legally described as follows:

Lots 1, 2, 7, 8 and Block 5, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY WASH." as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

EXCEPT the West 15 feet of said Lot 2 and ALSO EXCEPT the East 60 feet of said Lots 7, 8 and 9.


TOGETHER WITH the vacated alley running through said Block 5 that has reverted to said premises by operation of law.

ALSO, Lot 1, Block 1, "FRITSCH'S ADDITION TO BURLINGTON", as per plat recorded in Volume 3 of Plats, page 78, records of Skagit County, Washington, EXCEPT East 60 feet of said Lot 1.

Situate in the County of Skagit, State of Washington.

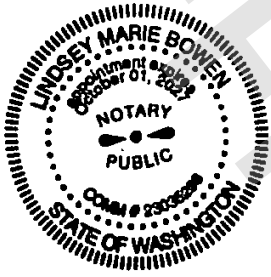
WITNESS MY HAND THIS 2nd day of October, 2025.

ALAN T. GROMUS


By: TRACI GROMUS
His Attorney-in-Fact

I certify that I know or have satisfactory proof that on the date set forth above, TRACI GROMUS, as Attorney-in-Fact for ALAN T. GROMUS, appeared and executed this instrument for the uses and purposes expressed herein.

DATED THIS 2nd day of October, 2025.



Lindsey Marie Bowen
NOTARY PUBLIC

State of WASHINGTON

My Commission Expires 10/1/2027