

When recorded return to:

215 E. Fir LLC  
20452 English Road  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20253811  
Nov 21 2025  
Amount Paid \$3576.20  
Skagit County Treasurer  
By Lena Thompson Deputy

400310-LT

**BARGAIN AND SALE DEED**

THE GRANTOR(S)

Brad & Linda Properties, LLC, a Washington Limited Liability Company

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00) DOLLARS

in hand paid, bargains, sells, and conveys to

215 E. Fir LLC, a Washington Limited Liability Company

the following described real estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn SW SW, 17-34-4 E W.M.

Tax Parcel Number(s): 340417-0-026-0007/P25557

Dated: November 18, 2025

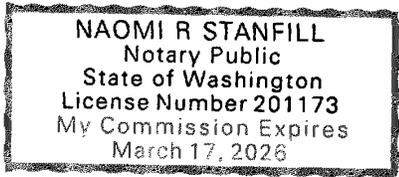
Brad & Linda Properties, LLC, a Washington Limited Liability Company

By: Bradford L. Pickett  
Bradford L. Pickett, Manager

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 20<sup>th</sup> day of November, 2025, by Bradford L. Pickett, Manager of Brad & Linda Properties, LLC.

Naomi R. Stanfill  
(Signature of notary public)



Notary  
(Title of office)

My commission expires: 03-17-26

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 215 East Fir Street, Mount Vernon, WA 98273  
Tax Parcel Number(s): 340417-0-026-0007/P25557

Property Description:

PARCEL "A":

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of the County road, which extends along the South line of said Section. 410.3 feet East of the West line of said Section;  
thence North 120 feet;  
thence East 60 feet;  
thence South 120 feet to the North line of the County road;  
thence West along the County road 60 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West 5 feet of the South 15 feet of the following described real property:

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of the County road, which extends along the South line of said Section 17, 470.3 feet East of the West line of said Section 17;  
thence North 120 feet;  
thence East 60 feet;  
thence South 120 feet to the North line of the County road;  
thence West along the County road 60 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.