

After recording, send document to:
NorthLine Surveying, Inc.
1580 Port Drive,
Burlington, WA 98233

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
QUITCLAIM DEED
Under RCW 64.04.050
Affidavit No. 20260013
Date 01/05/2026

The Grantor,
TF BURLINGTON WA LLC, A DELAWARE LIMITED LIABILITY COMPANY

for and in consideration of: a BOUNDARY LINE ADJUSTMENT (as set forth in the below Exhibits A-E), in accordance with WAC 458-61A-109(2)(c), and Grantee performing certain work, for the benefit of Grantor on its remaining parcel, in accordance with the attached plans and specifications entitled "City of Burlington East-West Connector," sheets K-EC and K-RU, conveys and quitclaims, without any warranties or covenants of title, to the Grantee,

CITY OF BURLINGTON

all interest in the real estate situated in SKAGIT County, Washington – and legally described on Exhibit C, which real estate is a part of THAT PORTION OF LOT 4 OF SHORT PLAT BU3-88 WITHIN THE NW 1/4 OF THE NW 1/4, SEC 8, TWP 34 N, RGE 4 E, W.M.

Exhibit 'A' – Parcels Before Boundary Line Adjustment
Exhibit 'B' – Parcels After Boundary Line Adjustment
Exhibit 'C' – Conveyance
Exhibit 'D' – Parcel Map Before Boundary Line Adjustment
Exhibit 'E' – Parcel Map After Boundary Line Adjustment

Parcel ID: PARCEL #P105310 AND P24257

Associated document reference numbers: NONE

Source of title:

First American Title Insurance Company
Guarantee Order Number: 211727-LT, dated March 26, 2024

Subject to: All matters of record.

The above-described property will be combined or aggregated with contiguous property owned by the Grantee: This boundary line adjustment is hereby approved

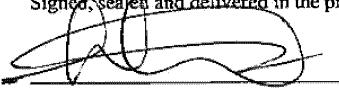

Public Works Director

12/9/2025
Date

COMMUNITY DEVELOPMENT DIRECTOR
ONT S1834W18

Dated this 10 day of December, 2025.

Signed, sealed and delivered in the presence of:



Signature: Raphael Di Napoli
Capacity: Grantor

Signature:
Capacity: Grantee

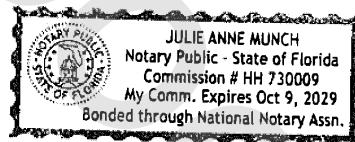
Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Florida)
COUNTY OF MIAMI-DADE)
ss.

On this day personally appeared before me Raphael Di Napoli, Authorized Representative of TF Burlington WA LLC
to me known to be the individual or individuals described in and who executed the within and
foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or
their) free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 10 day of December, 2025.

Julie Anne Munch
Notary Public in and for the State of FLORIDA,
residing at: 1170 Kunk Concourse
Stc 200
Boy Harbor Islands, FL 33154
Print Name
10/9/2024
Commission expiration date



Dated this 10th day of December, 2025.

Signed, sealed and delivered in the presence of:

Signature:
Capacity: Grantor



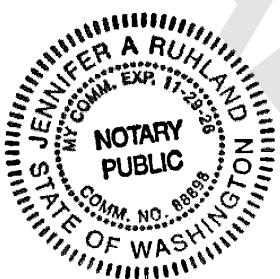
Signature:
Capacity: Grantee

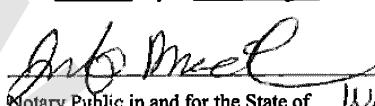
Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Washington }
} SS.
COUNTY OF Snohomish)

On this day personally appeared before me Bill Aslett
to me known to be the individual or individuals described in and who executed the within and
foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or
their) free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 10th day of December, 2025.




Notary Public in and for the State of Washington
residing at: 811058 Peter Anderson Rd.
Burlington, WA 98233
Print Name Jennifer Ruhland
Commission expiration date 11/29/2026

STATE OF _____)
} SS.
COUNTY OF _____)

On this day personally appeared before me _____
to me known to be the individual or individuals described in and who executed the within and
foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or
their) free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this _____ day of _____, 2025.

Notary Public in and for the State of _____,
residing at: _____

Print Name

Commission expiration date

BLA APPROVAL : REVIEWED FOR
COMPLIANCE WITH TITLE 16 BMC
AND CHAPTER 38.17 RCW. DOES NOT
CREATE AN ADDITIONAL LOT, TRACT,
OR PARCEL. BLA (BOUNDARY LINE
ADJUSTMENT) ONLY. NO OTHER
DEVELOPMENT REVIEWED OR APPROVED
BRAD JOHNSON, COMMUNITY DEVELOPMENT
DIRECTOR, CITY OF BURLINTON
12/9/2025 *BRJ*

UNOFILED
City of Burlington East-West Connector - sheets K-EC and K-RU

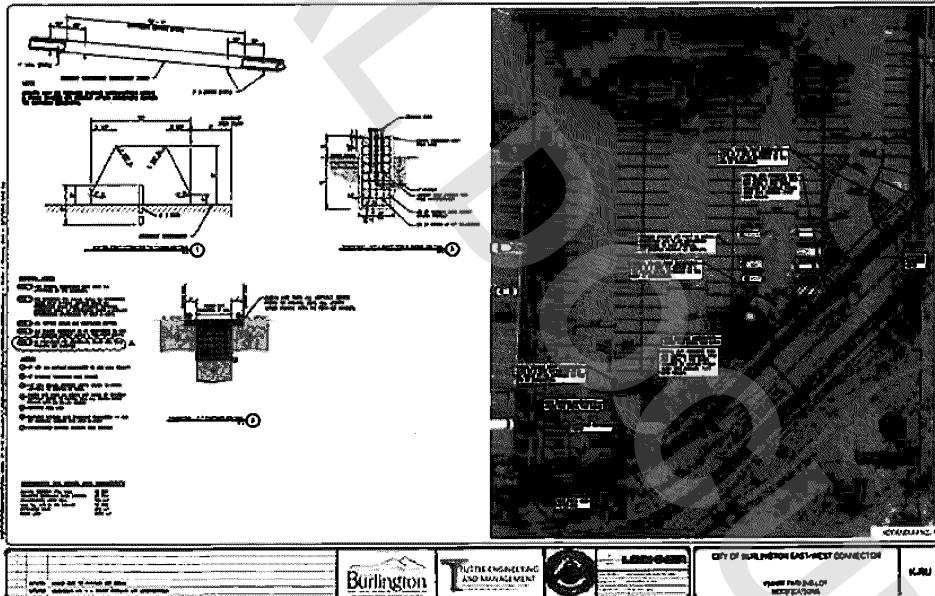
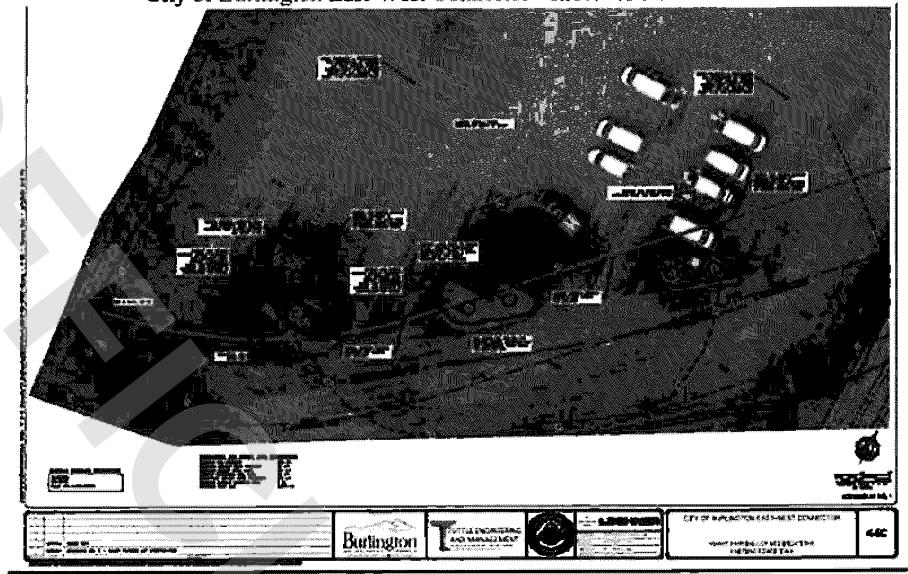


Exhibit "A"

Legal Description Before Boundary Line Adjustment: Parcel #P105310

THAT PORTION OF LOT 4 OF SHORT PLAT BU3-88 WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS RECORDED IN BOOK 8 OF SHORT PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON, LYING WEST OF THE EAST LINE OF LOTS 2 AND 3 OF SAID SHORT PLAT BU3-88 AND SAID EAST LINES PRODUCED;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Legal Description Before Boundary Line Adjustment: Parcel #P24257

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 8; THENCE SOUTH 87°52'09" EAST, ALONG THE NORTH LINE THEREOF, 40.04 FEET TO A POINT ON THE EASTERLY MARGIN OF SOUTH BURLINGTON BOULEVARD AND THE POINT OF BEGINNING; THENCE SOUTH 00°25'32" EAST, ALONG THE EAST MARGIN THEREOF, 78.85 FEET; THENCE SOUTH 87°52'09" EAST 2.00 FEET; THENCE NORTH 45°47'11" EAST 32.85 FEET; THENCE SOUTH 87°52'09" EAST 97.72 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 635.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 147.20 FEET THROUGH A CENTRAL ANGLE OF 13°16'55" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 69.54 FEET THROUGH A CENTRAL ANGLE OF 13°16'55" TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET SOUTHERLY FROM WHEN MEASURED AT RIGHT ANGLES TO SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 87°52'09" EAST, ALONG SAID PARALLEL LINE, 366.57 FEET TO THE EAST LINE OF TRACT A OF BURLINGTON SHORT PLAT NO. BURL-2-80, RECORDED APRIL 3, 1980 UNDER AUDITORS FILE NO. 8004030029, IN VOLUME 4 OF SHORT PLAT, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 00°48'02" EAST, ALONG SAID EAST LINE, 30.01 FEET TO SAID NORTH LINE; THENCE NORTH 87°52'09" WEST ALONG SAID NORTH LINE 706.59 FEET TO THE AFORESAID EASTERLY MARGIN OF SOUTH BURLINGTON BOULEVARD AND THE POINT OF BEGINNING.

CONTAINS APPROXIMATELY 27,624.15 SQUARE FEET (0.634 ACRES+/-)

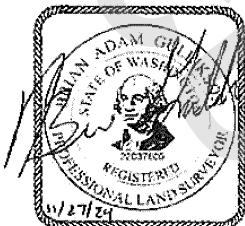


Exhibit "B"

Legal Description After Boundary Line Adjustment: Parcel #P105310

THAT PORTION OF LOT 4 OF SHORT PLAT BU3-88 WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS RECORDED IN BOOK 8 OF SHORT PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON, LYING WEST OF THE EAST LINE OF LOTS 2 AND 3 OF SAID SHORT PLAT BU3-88 AND SAID EAST LINES PRODUCED;

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED REAL PROPERTY LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ALONG THE EAST LINE OF THE ABOVE DESCRIBED REAL PROPERTY, SAID POINT BEING A DISTANCE OF 256.48 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AS MEASURED ALONG SAID EAST LINE;
THENCE SOUTH 44°57'06" WEST A DISTANCE OF 219.03 FEET;
THENCE SOUTHWESTERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 185.00 FEET, THROUGH A CENTRAL ANGLE OF 40°05'17", AN ARC LENGTH OF 129.44 FEET, TO A POINT ALONG THE WEST LINE OF THE ABOVE DESCRIBED REAL PROPERTY AND THE TERMINUS OF SAID LINE, SAID POINT BEING A DISTANCE OF 37.95 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORHTWEST 1/4 AS MEASURED ALONG SAID WEST LINE.

CONTAINING AN AREA OF 1.71 ACRES, MORE OR LESS.

Legal Description After Boundary Line Adjustment: Parcel #P24257

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 8; THENCE SOUTH 87°52'09" EAST, ALONG THE NORTH LINE THEREOF, 40.04 FEET TO A POINT ON THE EASTERLY MARGIN OF SOUTH BURLINGTON BOULEVARD AND THE POINT OF BEGINNING; THENCE SOUTH 00°25'32" EAST, ALONG THE EAST MARGIN THEREOF, 78.85 FEET; THENCE SOUTH 87°52'09" EAST 2.00 FEET; THENCE NORTH 45°47'11" EAST 32.85 FEET; THENCE SOUTH 87°52'09" EAST 97.72 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 635.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 147.20 FEET THROUGH A CENTRAL ANGLE OF 13°16'55" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 69.54 FEET THROUGH A CENTRAL ANGLE OF 13°16'55" TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET SOUTHERLY FROM WHEN MEASURED AT RIGHT ANGLES TO SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 87°52'09" EAST, ALONG SAID PARALLEL LINE, 366.57 FEET TO THE EAST LINE OF TRACT A OF BURLINGTON SHORT PLAT NO. BURL-2-80, RECORDED APRIL 3, 1980 UNDER AUDITORS FILE NO. 8004030029, IN VOLUME 4 OF SHORT PLAT, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 00°48'02" EAST, ALONG SAID EAST LINE, 30.01 FEET TO SAID NORTH LINE; THENCE NORTH 87°52'09" WEST ALONG SAID NORTH LINE 706.59 FEET TO THE AFORESAID EASTERLY MARGIN OF SOUTH BURLINGTON BOULEVARD AND THE POINT OF BEGINNING.

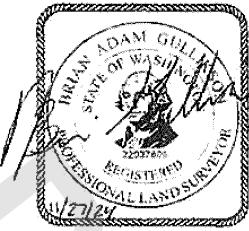
TOGETHER WITH A PORTION OF LOT 4 OF SHORT PLAT BU3-88 WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS RECORDED IN BOOK 8 OF SHORT PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON, LYING WEST OF THE EAST LINE OF LOTS 2 AND 3 OF SAID SHORT PLAT BU3-88 AND SAID EAST LINES PRODUCED;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE ABOVE DESCRIBED REAL PROPERTY LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ALONG THE EAST LINE OF THE ABOVE DESCRIBED REAL PROPERTY, SAID POINT BEING A DISTANCE OF 256.48 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AS MEASURED ALONG SAID EAST LINE; THENCE SOUTH 44°57'06" WEST A DISTANCE OF 219.03 FEET; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 185.00 FEET, THROUGH A CENTRAL ANGLE OF 40°05'17", AN ARC LENGTH OF 129.44 FEET, TO A POINT ALONG THE WEST LINE OF THE ABOVE DESCRIBED REAL PROPERTY AND THE TERMINUS OF SAID LINE, SAID POINT BEING A DISTANCE OF 37.95 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORHTWEST 1/4 AS MEASURED ALONG SAID WEST LINE.

CONTAINING AN AREA OF 1.40 ACRES, MORE OR LESS.



The above described property will be combined
or aggregated with contiguous property owned
by the grantee. This lot boundary adjustment
is not for the purpose of creating an additional lot.

[Signature] PLANNING DIRECTOR

12/19/25
DATE

Exhibit "C"

Legal Description: Conveyance Parcel #P105310 to Parcel #P24257

A PORTION OF LOT 4 OF SHORT PLAT BU3-88 WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS RECORDED IN BOOK 8 OF SHORT PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON, LYING WEST OF THE EAST LINE OF LOTS 2 AND 3 OF SAID SHORT PLAT BU3-88 AND SAID EAST LINES PRODUCED; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE ABOVE DESCRIBED REAL PROPERTY LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ALONG THE EAST LINE OF THE ABOVE DESCRIBED REAL PROPERTY, SAID POINT BEING A DISTANCE OF 256.48 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AS MEASURED ALONG SAID EAST LINE; THENCE SOUTH 44°57'06" WEST A DISTANCE OF 219.03 FEET; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 185.00 FEET, THROUGH A CENTRAL ANGLE OF 40°05'17", AN ARC LENGTH OF 129.44 FEET, TO A POINT ALONG THE WEST LINE OF THE ABOVE DESCRIBED REAL PROPERTY AND THE TERMINUS OF SAID LINE, SAID POINT BEING A DISTANCE OF 37.95 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORHTWEST 1/4 AS MEASURED ALONG SAID WEST LINE.

CONTAINING AN AREA OF 0.77 ACRES, MORE OR LESS.



The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.

PLANNING DIRECTOR

12/9/25

DATE

