



202601090121

01/09/2026 10:26 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2026 0072
JAN 09 2026
Amount Paid \$ 0
Skagit Co. Treasurer
By LT Deputy

PERSONAL REPRESENTATIVE'S DEED

Grantor: Theodore T. Brown, Personal Representative of Estate of Thomas L. Brown Sr. 14-4-00410-9
Grantees: TLB Family Properties LLC
Legal Description: ptn N 46 rods Govt Lot 9 19-34N-4EWM (Full Description Attached as Exhibit A)
Assessor's Property Tax Parcel or Account No.: P26378
Reference Nos of Documents Assigned or Released: N/A

For and in consideration of a distribution under the Will of Thomas Lee Brown, Sr., filed under Skagit County Probate No. 14-4-00410-9, the above named Grantor, Theodore T. Brown, Personal Representative, HEREBY GRANTS, BARGAINS, CONVEYS AND CONFIRMS TO TLB Family Properties LLC, a Washington limited liability company, the following described real estate situated in Skagit County, Washington:

See attached Exhibit A

The Grantor for itself and for his successors in interest does by these presents expressly limit the covenants of this Deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, Grantor will forever warrant and defend the same described real estate.

DATED this 8th day of January, 2026

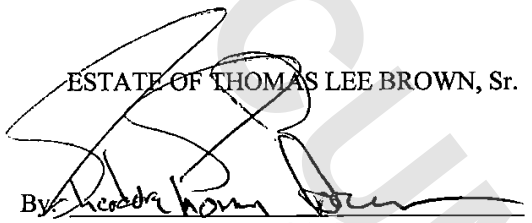
ESTATE OF THOMAS LEE BROWN, Sr.

By THEODORE T. BROWN
Personal Representative

EXHIBIT A***Legal Description***

THAT PORTION OF THE NORTH 46 RODS OF GOVERNMENT LOT 9, SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 9 WITH A LINE DRAWN PARALLEL WITH AND 25 FEET NORTHWESTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SEATTLE & MONTANA RAILWAY (NOW GREAT NORTHERN RAILWAY CO); THENCE WEST 400 FEET; THENCE SOUTH 300 FEET; THENCE EAST TO A POINT ON A LINE DRAWN PARALLEL WITH AND 25 FEET WESTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SEATTLE & MONTANA RAILWAY RIGHT OF WAY; THENCE NORTH ALONG SAID RIGHT OF WAY TO PLACE OF BEGINNING. EXCEPT THE EASTERLY 50 FEET THEREOF AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET PURPOSES BY DEED DATED MAY 22 1956 RECORDED JUNE 20 1956 AS AUDITOR'S FILE NO 537661.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE NORTH 46 RODS OF GOVERNMENT LOT 9 LYING WESTERLY OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY; EXCEPT THAT PORTION SOLD TO PUGET SOUND POWER & LIGHT CO BY DEED RECORDED NOVEMBER 9 1946 UNDER AUDITOR'S FILE NO. 397841; AND EXCEPT THAT PORTION LYING WESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID LOT 9 1086 FEET WEST OF THE NORTHEAST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF SAID NORTH 46 RODS 860 FEET WEST OF THE SOUTHEAST CORNER THEREOF; AND ALSO EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY THE STATE OF WASHINGTON TO J B CAMERON BY DEED RECORDED JANUARY 3 1958 UNDER AUDITOR'S FILE NO 560264; AND ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET PURPOSES BY DEED DATED MAY 22 1956 RECORDED JUNE 20 1956 AS AUDITOR'S FILE NO. 537661 AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 9 WITH A LINE DRAWN PARALLEL WITH AND 25 FEET NORTHWESTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY; THENCE WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 9 400 FEET; THENCE SOUTH 300 FEET; THENCE EAST TO A POINT ON A LINE DRAWN PARALLEL WITH AND 25 FEET WESTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING. AND ALSO EXCEPT ROAD RIGHT OF WAY PER AF#9705190068.