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01/20/2026 11:01 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

After recording return to:

Rachel L. Merrill
Hanson Baker Ludlow Drumheller P.S.
11980 NE 24th St, Suite 100
Bellevue, WA 98005

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2026 0157
JAN 20 2026

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

DOCUMENT TITLE	Quit Claim Deed
REFERENCE NO. OF DOCUMENTS ASSIGNED/RELEASED	N/A
GRANTOR	Arastou Monjazeb, an individual
GRANTEE	9140 Bayview Edison Rd, LLC, a Washington limited liability company
LEGAL DESCRIPTION	Ptn Gov. Lot 1 In 19-35-3 E W.M.; And Ptn Govt. Lot 4 And SW SE Of 18-35 E W.M.
ASSESSOR'S PARCEL NO.	350318-0-005-0001 (P34452), 350319-0-012-0001 (P34489), 350319-0-001-0004 (P34472), 350319-0-001-0200 (P113600), 350318-4-003-0005 (P34468), 350318-4-003-0104 (P34469)

QUIT CLAIM DEED

THE GRANTOR, Arastou Monjazeb, who is also known as Al Monjazeb, an unmarried man, for and in consideration of the transfer of real property to a wholly owned limited liability company with no change in beneficial ownership, conveys and quit claims to 9140 Bayview Edison Rd, LLC, a Washington limited liability company, the real estate legally described on attached **Exhibit A**, which is incorporated herein, situated in the County of Skagit, State of Washington.

DATED: 11/14/25

ARASTOU MONJAZEB

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

THIS IS TO CERTIFY that on the 14th day of November, 2025, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, came ARASTOU MONJAZEB, personally known or having presented satisfactory evidence to be the individual described in and who executed the within instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND and official seal the day and year in this certificate first above written.



(seal)

Shideh Gilandoust
Print Name: Shideh Gilandoust
Notary Public in and for the
State of Washington
My Commission Expires: 08-15-26

Exhibit A**Legal Description****Parcel A:**

Government Lot 1 in Section 19; Government Lot 4 in Section 18; and that portion of the Southwest ¼ of the Southeast ¼ in Section 18 lying South and West of the Joe Leary Slough; all in Township 35 North, Range 3 East, W.M., EXCEPT the five following described parcels:

1. Dike, ditch and County road rights-of-way;
2. Beginning at a point on the South line of said Government Lot 1 that bears North 89°54'00" West 1,149.34 feet from its Southeast corner; more or less, to the West line of the County road more commonly referred to as the Bayview-Edison Road, said point being on a curve to the right in a Northerly and Easterly direction having a radius of 1,378.14 feet, at which point the tangent to the curve bears North 1°20'31" East; thence following along the West side of said road in a Northerly and Easterly direction having a radius of 1,378.14 feet and a central angle of 22°19'09", an arc distance of 536.85 feet to the true point of beginning; thence continuing in a Northerly and Easterly direction along said curve to the right having a radius of 1,378.14 feet and a central angle of 11°36'18", an arc distance of 279.14 feet, more or less, to the most Southerly corner of that tract of land conveyed to John B. Moon and Joyce V. Moon, husband and wife, Grantees from Lester C. Merritt and Evelyn Bernice Merritt, husband and wife, by that instrument dated June 11, 1973 and recorded June 20, 1973 under Auditor's File No. 786810, records of Skagit County, Washington as established from physical survey for Lester C. Merritt by J. A. Newman, Professional Land Surveyor, according to that unrecorded survey map dated March 5, 1973 and description for deed dated March 6, 1973; thence North 38°24'54" West along the Southwesterly line of said Moon tract and the Northerly projection thereof, a distance of 205.69 feet to the approximate base of a ridge; thence Southerly along the base of said ridge on the following courses and distances: South 35°16'57" West, 117.26 feet; South 13°26'08" West, 82.90 feet; South 33°11'18" West, 81.41 feet; South 17°30'04" West, 122.42 feet to a point which bears North 75°01'43" West, a distance of 164.70 feet, more or less, from the point of beginning; thence departing said base of ridge South 75°01'43" East a distance of 164.70 feet to the point of beginning.
3. Commencing at the Southeast Corner of Government Lot 4, Section 18, Township 35 North, Range 3 East, W.M.;

thence N 88°37'39" W on the South line of said Lot 4 a distance of 300.58 feet to the Point of Beginning;
 thence N 3°09'28" W a distance of 376.71 feet;
 thence N 88°39'00" W a distance of 154.96 feet;
 thence S 18°37'54" W a distance of 393.18 feet to said South line;
 thence S 88°37'39" E on said South line a distance of 301.37 feet to the Point of Beginning.

4. Commencing at the Northeast Corner of Government Lot 1, Section 19, Township 35 North, Range 3 East, W.M.;
 thence N 88°37'39" W on the North line of said Lot 1 a distance of 300.58 feet to the Point of Beginning;
 thence S 3°09'28" E a distance of 84.03 feet to the Northerly Right-of-Way margin of Bayview-Edison Road;
 thence Southwesterly on said Northerly margin along a non-tangent curve to the left, having a central angle of 13°30'21", a radius of 1378.14 feet, an arc length of 324.86 feet, and a chord bearing S 62°16'34" W a distance of 324.86 feet;
 thence N 7°38'14" W a distance of 215.32 feet;
 thence N 18°37'54" E a distance of 30.06 feet to said North line;
 thence S 88°37'39" E on said North line a distance of 301.37 feet to the Point of Beginning.
5. Beginning at the Northeast corner of said Section 19;
 thence West along the North line of said subdivision 1,331.31 feet to the Northwest corner of the Northeast ¼ of the Northeast ¼ of said Section 19;
 thence South 78°47'26" West for 2,146.37 feet to the true point of beginning of this description on the Northwesterly margin of Bayview-Edison County Road;
 thence South 63°34'33" West for 152.94 feet to the Northeasterly boundary of the premises conveyed to George W. McKay, et al, by Deed dated September 30, 1924, and recorded October 9, 1924, in Volume 134 of Deeds, page 27, records of Skagit County, Washington;
 thence South 37°39' East along said boundary for 192.06 feet to the Northwesterly margin of County road;
 thence North 39°50'29" East along said Northwesterly margin for 153.65 feet to the point of beginning.

All situate in the County of Skagit, State of Washington

Parcel B:

The East 20 acres of the following described tract, (as measured by a straight line drawn parallel with the West line of the Southwest ¼ of the Southwest ¼ of said subdivision):

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 3 East, W.M., lying Southerly and Westerly of the Joe Leary Slough,

EXCEPT County road,

AND EXCEPT dike and ditch right-of-ways.

Situate in the County of Skagit, State of Washington.