

When recorded return to:

Family Roots Properties LLC
396 Cambrae Drive
Camano Island, WA 98292

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260265
Jan 30 2026
Amount Paid \$31242.50
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Chicago Title
620061029

Grantor: TLB Family Properties LLC
Grantee: Family Roots Properties LLC
Legal Description: ptn N 46 rods GL 9 19-34N-4EWM (Additional legal description located on Exhibit A)
Assessor's Property Tax Parcel or Account No.: P26378
Reference Nos of Documents Assigned or Released: N/A

THE GRANTOR, TLB FAMILY PROPERTIES LLC, a Washington limited liability company, for valuable consideration in hand received, conveys and warrants to FAMILY ROOTS PROPERTIES LLC, a Washington limited liability company, Grantee, the following described real estate, situated in the County of Skagit, State of Washington:

See attached Exhibit A

DATED: Jan 26th, 2026

TLB FAMILY PROPERTIES LLC

By: 
THEODORE T. BROWN, Member/Manager

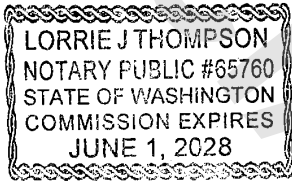
STATE OF WASHINGTON)

:ss.

COUNTY OF SKAGIT)

On this 29 day of JANUARY, 2026, before me personally appeared Theodore T. Brown, to me known to be a member or manager of TLB Family Properties LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Lorrie J Thompson

NOTARY PUBLIC in and for the State of Washington,
residing at Sedro Woolley
My commission expires: 6-1-2028
Name: Lorrie J. Thompson

LEGAL DESCRIPTION

Order No.: 620061029

For APN/Parcel ID(s): **P26378 / 340419-0-065-0007**

That portion of the North 46 rods of Government Lot 9 in 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 Point 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, Under Auditor's File No. 537661, and by Deed recorded May 19, 1997, under Auditor's File No. 9705190068.

Situated in Skagit County, Washington.