

AFTER RECORDING RETURN TO:

Kevin Abbott
11359 Whistle Lake Road
Anacortes, WA 98221

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20260893
Date 03/30/2026

QUIT CLAIM DEED

KEVIN ABBOTT and CHERREE ABBOTT, a married couple, GRANTOR, for no consideration, hereby convey and quit claim to BEAP REAL ESTATE LLC, a Washington limited liability company, solely owned by the grantors, GRANTEE, the following described real estate situated in the County of SKAGIT, State of Washington, including any interest therein which the grantor may hereafter acquire:

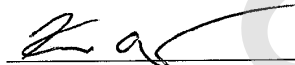
Abbreviated Legal Description: PTN SW ¼ NE ¼, 31-35-2 E, W.M.

Full Legal Description on page 3 as Exhibit A

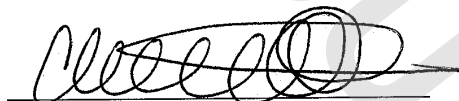
Tax Parcel No. 350231-1-009-0009, P33351

according to the records of the Skagit County Auditor.

DATED: March 19, 2026



Kevin Abbott



Cherree Abbott

STATE OF WASHINGTON)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that Kevin Abbott and Cherree Abbott are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 03-19-2026

Notary Public
State of Washington
Pamela Grisham
Commission No. 173059
Commission Expires 05-19-26

Pamela Grisham
Notary Public in and for the
State of Washington
My commission expires 05-19-2026

EXHIBIT A**PARCEL "A":**

The West 25 rods of the East 50 rods of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 31, Township 35 North, Range 2 East, W.M.;

EXCEPT the South 62 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for the purpose of ingress and egress and utilities, over, along and through the following described property:

The South $16\frac{1}{2}$ feet of the following described tract:

The South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 31, Township 35 North, Range 2 East, W.M.;

EXCEPT the South 62 feet thereof;

AND EXCEPT county road;

AND ALSO EXCEPT the East 50 rods thereof.

Situate in the County of Skagit, State of Washington.