

When recorded return to:

Guardian Northwest Title & Escrow Company
Mount Vernon, WA 98273
(360) 424-0111

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20261440
Date 05/15/2026

QUIT CLAIM DEED

Guardian NW Title - 26-26050-TB

THE GRANTOR(S)

Theodore T. Brown, as personal representative of the Estate of Thomas L. Brown, who also appears of record as Thomas Lee Brown Sr., deceased and Donald A. Wetsch, as a separate estate d/b/a MVC Investors, a Washington general partnership and TLB Family Properties LLC, a Washington limited liability company

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and quit claims to Dandie LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington together with all after acquired title of the grantor(s) herein:

That portion of the North 46 rods of Government Lot 9, Section 19, Township 34 North, Range 4 East, W.M., lying Westerly of the Great Northern Railway right of way,

EXCEPT that portion sold to Puget Sound Power and Light Company by deed recorded November 9, 1946, under Auditor's File No. 397841, records of Skagit County, Washington,

EXCEPT that portion lying Westerly of a line from a point on the North line of said Lot 9, 1,086 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,

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, et al, by deed recorded January 3, 1958, under Auditor's File No. 560264,

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.

AND EXCEPT the following described tract:

Beginning at the intersection of the North line of said Government Lot 9 with a line drawn parallel

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Abv Legal: Ptn. Gov. Lot 9, Section 19, Township 34 North, Range 4 East
Parcel: P26377


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,


Situate in the County of Skagit, State of Washington.


Abbreviated legal description: Property 1:
Ptn. Gov. Lot 9, Section 19, Township 34 North, Range 4 East

Tax Parcel Number(s): P26377/340419-0-064-0008


Dated: 5-13-24


Estate of Thomas L. Brown, who also appears of record as Thomas Lee Brown Sr., deceased


Theodore T. Brown, personal representative


Donald A. Wetsch

TLB Family Properties LLC, a Washington limited liability company


Theodore Brown, managing member

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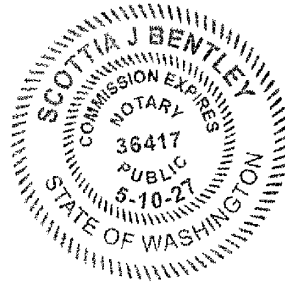
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 14th day of May, 2026, by Donald A. Wetsch.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27



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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 13th day of May, 2026, by Theodore T. Brown, as personal representative of the Estate of Thomas L. Brown, who also appears of record as Thomas Lee Brown Sr., deceased and ~~Donald A. Wetsch~~ and Theodore Brown, managing member of TLB Family Properties LLC.

Scott J Bentley
Signature

Notary
Title

My commission expires: 05/10/27



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