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202606090063
06/09/2026 01:21 PM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20260.1760
JUN 9 2026
Amount Paid $-0-
Skagit Co. Treasurer
By LT Deputy

When Recorded Return to:

Anderson Hunter Law Firm
ATTN: ACA
2707 Colby Avenue #1001
Everett, WA 98201

QUIT CLAIM DEED

Grantor: Robert W. Taylor and Alison P. Taylor, Trustees of the Robert W. Taylor and Alison P. Taylor Revocable Living Trust dated 3/21/2022
Grantee: TAYLOR2, LLC, a Washington limited liability company
Legal Description (abbreviated): Ptn Lots 6-8, Block 101, Northern Pacific Addition TGW Abandoned RR ADJ
Assessor's Tax Parcel No: P58162, P31693, P100915

THE GRANTORS, Robert W. Taylor and Alison P. Taylor, Trustees of the Robert W. Taylor and Alison P. Taylor Revocable Living Trust dated 3/21/2022, for and in consideration of transfer to a wholly-owned limited liability company and no additional consideration, hereby conveys and quit claims to the GRANTEE, TAYLOR2, LLC, a Washington limited liability company, all of the Grantor's interest in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein.

See Legal Description on Attached Exhibit A.

SKAGIT CO ASSESSOR NUMBERS: P58162, P31693, P100915

The Robert W. Taylor and Alison P. Taylor Revocable Living Trust dated March 21, 2022

Date: 5/27/26

Alison P. Taylor, Trustee

Date: 5-19-26

Robert W. Taylor, Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me Alison P. Taylor, to me known to be the Trustee of the Robert W. Taylor and Alison P. Taylor Revocable Living Trust, described in and who executed the within and foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN TO before me by Alison P. Taylor on this 27 day of May, 2026.

ELIZABETH WRIGHT
COMMISSION EXPIRES
NOTARY
License No. 22010422
PUBLIC
12-30-2029
STATE OF WASHINGTON

Elizabeth Wright
PRINTED NAME: Elizabeth Wright
NOTARY PUBLIC
in and for the State of Washington
My commission expires: 12/30/29

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me Robert W. Taylor, to me known to be the Trustee of the Robert W. Taylor and Alison P. Taylor Revocable Living Trust, described in and who executed the within and foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN TO before me by Robert W. Taylor on this 19 day of May, 2026.

AMY C. ALLISON
COMMISSION EXPIRES
NOTARY
License No. 98366
PUBLIC
01-14-2028
STATE OF WASHINGTON

PRINTED NAME: Amy C Allison
NOTARY PUBLIC
in and for the State of Washington
My commission expires: 1-14-28

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LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THE WEST 15 FEET OF LOT 6, ALL OF LOT 7 AND LOT 8, LESS THE WEST 5 FEET THEREOF, BLOCK 101, NORTHERN PACIFIC ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL B:

THAT PORTION OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY DESIGNATED AS NORTHERN PACIFIC RAILROAD ON THE PLAT MAP OF NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 101 OF SAID PLAT;

THENCE NORTH 21°36'44" WEST ALONG THE WESTERLY LINE OF SAID BLOCK 101, A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 101;

THENCE NORTH 71°37'54" EAST, A DISTANCE OF 65.09 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 21°36'44" WEST, A DISTANCE OF 149.05 FEET;

THENCE NORTH 71°17'58" EAST, A DISTANCE OF 70.08 FEET;

THENCE SOUTH 21°36'44" EAST, A DISTANCE OF 149.45 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 101;

THENCE SOUTH 71°37'54" WEST ALONG THE NORTH LINE OF SAID BLOCK 101, A DISTANCE OF 70.10 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL C:

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT "RR" WHICH LIES BETWEEN THE NORTHWESTERLY EXTENSIONS OF THE SOUTHWESTERLY AND NORTHEASTERLY LINES OF THAT CERTAIN TRACT OF LAND CONVEYED TO LOREN D. WELCH, ET UX, BY THAT CERTAIN QUIT CLAIM DEED RECORDED JUNE 29, 1988, UNDER AUDITOR'S FILE NO. 8806290024, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TRACT RR:

TRACTS 1 AND 2, PLATE 7 IN SECTION 14, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, AND ALL THAT PART OF TRACT 1, PLATE 7, IN SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INITIAL POINT OF SAID TRACT 1 OF SECTION 23;

THENCE WEST 305 FEET;

THENCE SOUTH 70°44' WEST 855 FEET;

THENCE SOUTH 23° EAST 112 FEET;

THENCE NORTH 69°10' EAST, 136 FEET;

THENCE NORTH 70°53' EAST 533.5 FEET;

THENCE NORTH 73°12' EAST 444 FEET;

THENCE NORTH 17°45' EAST 32 FEET TO BEGINNING.

EXCEPTING AND EXCLUDING FROM SAID TRACTS 1 AND 2, PLATE 7, SAID SECTION 14, AND SAID DESCRIBED PORTION OF TRACT 1, PLATE 7, SECTION 23, AND ALL THAT PART THEREOF HERETOFORE CONVEYED TO THE FORMER GREAT NORTHERN RAILWAY COMPANY, NOW BURLINGTON NORTHERN RAILROAD COMPANY, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INITIAL POINT OF TRACT 1, PLATE 7, SAID SECTION 23;

THENCE SOUTH 17°45' WEST, 32 FEET;

THENCE SOUTH 73°12' WEST, 444 FEET;

THENCE SOUTH 70°53' WEST, 533 5/10 FEET;

THENCE SOUTH 69°10' WEST, 136 FEET;

THENCE NORTH 22°, NO MINUTES WEST, 40 FEET;

THENCE EASTERLY IN A DIRECT LINE A DISTANCE OF 970 FEET TO A POINT IN TRACT 1, PLATE 7, SECTION 23, WHICH POINT IS 40 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES, TO THE SECOND COURSE HEREIN DESCRIBED;

THENCE NORTHEASTERLY IN A DIRECT LINE A DISTANCE OF 200 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 17°45' EAST, 66 FEET FROM THE INITIAL POINT OF LOT 1, TRACT 1, SECTION 23;

THENCE SOUTH 17°45' WEST, 66 FEET TO THE PLACE OF BEGINNING.

(NOTE: SAID WELCH TRACT PARTIALLY OR WHOLLY ADJOINS LOTS 6, 7 AND 8 IN BLOCK 101, NORTHERN PACIFIC ADDITION TO ANACORTES, IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON).

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Parcel ID: P58162 , P31693, P100915

Commonly known as 2614 Oakes Ave, Anacortes, WA 982211315
However, by showing this address no additional coverage is provided

Recording jurisdiction: Skagit

ABBREVIATED LEGAL: PTN LOTS 6 AND 7, BLOCK 101, NORTHERN PACIFIC ADD.

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