

202609220026

09/22/2026 01:39 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026-0796

MAR 20 2026

Amount Paid \$
By *SMB* Skagit Co. Treasurer Deputy

This Space Provided for Recorder's Use

When recorded, return to:
Robert Evans
207 E Park Dr
Anacortes, Washington 98221

Document Titles: Quit Claim Deed for the State of Washington

Grantor(s):
Coho B&J, LLC

Tyee B&J, LLC

Grantee(s):
Coho B&J, LLC

Legal Description(s):
1. Vacation of all of the west 75 feet of O Avenue from the north line of 34th Street, thence northerly

Assessor's Property Tax Parcel or Account Number at the time of recording: 137461

Reference Number(s) of Documents assigned or released:

QUIT CLAIM DEED FOR WASHINGTON

STATE OF WASHINGTON
COUNTY OF SKAGIT

THIS DEED is made this day of 3 / 20 / 26, by and between the
"Grantors",

Coho B&J, LLC, a business, having a mailing address at 207 E Park Dr, Anacortes,
Washington 98221 and represented by its authorized agent, Robert W Evans

Tyee B&J, LLC, a business, having a mailing address at 207 E Park Dr, Anacortes,
Washington 98221 and represented by its authorized agent, Robert W Evans

AND the "Grantee,"

Coho B&J, LLC, a business, having a mailing address at 207 E Park Dr., Anacortes,
Washington 98221 and represented by its authorized agent, Robert W Evans

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and
sufficiency of which is hereby acknowledged, Grantors hereby convey and quitclaim to Grantee
and Grantee's heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to
the following described real estate (the "Property"), together with all hereditaments and
appurtenances belonging thereto, located in Skagit county, Washington, subject to any
restrictions herein:

Property Address: Vacation of all of the west 75 feet of O Avenue from the north line of 34th
Street, Thence Northerly, Anacortes, Washington 98221

Legal Description: Vacation of all of the west 75 feet of O Avenue from the north line of 34th
Street, thence northerly

Property Account Number P137461

Subject to the following encumbrances and/or other restrictions:

1. Easement to City of Anacortes: A 20-foot-wide tract of land being 10 feet either side of the
stormwater pipe as constructed

Vesting Information / Property Interest: Grantee receives whatever interest Grantor holds in the
Property.

Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantee on 3/20/26
(date).

Grantor (or authorized agent)

x/ Robert W Evans, as
agent on behalf of Coho B&J, LLC

Print Name: Robert W Evans

Grantor (or authorized agent)

x/ Robert W Evans, as
agent on behalf of Tyee B&J, LLC

Print Name: Robert W Evans

NOTARY ACKNOWLEDGMENT

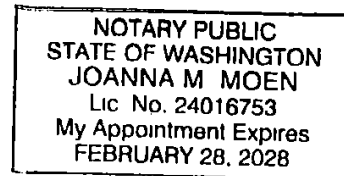
WASHINGTON
COUNTY OF SKAGIT

On 3/20/2026 before me, Joanna M. Moen, personally appeared **Robert W Evans as agent on behalf of Coho B&J, LLC**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 2/28/28

Joanna M. Moen
Notary Public, Washington



NOTARY ACKNOWLEDGMENT

WASHINGTON
COUNTY OF SKAGIT

On 3/20/26 before me, Joanna M. Moen, personally appeared **Robert W Evans as agent on behalf of Tyee B&J, LLC**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 2/28/28

Joanna M. Moen
Notary Public, Washington

NOTARY PUBLIC
STATE OF WASHINGTON
JOANNA M MOEN
Lic No. 24016753
My Appointment Expires
FEBRUARY 28, 2028