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09/24/2026 10:11 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026.3150
SEP 24 2026

Amount Paid \$-0
Skagit Co. Treasurer
By LT Deputy

Filed for the Record at Request of:

Tom Sharp
JSTS Anacortes LLC
3001 E Camino De Bravo
Tucson, AZ 85718

QUIT CLAIM DEED

THE GRANTOR,

JSTS Anacortes, LLC, a Washington limited liability company,

for and in consideration of **Adjustment of Boundary Lines, WAC 458-61A-109(2)(a)(iv)**, conveys and quit claims to

THE GRANTEE,

JSTS Anacortes, 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 therein:

See attached **EXHIBIT "A"**, Legal Description **Before Boundary Adjustment**
See attached **EXHIBIT "B"**, Legal Description **After Boundary Adjustment**
See attached **EXHIBIT "C"** and **"D"** for Before and After depictions of
Boundary Adjustment Respectively.

Abbreviated legal: Fractional Lots 1 through 6, inclusive, Blk 110 Map of Anacortes,
together with Portion abandoned RR right of way.

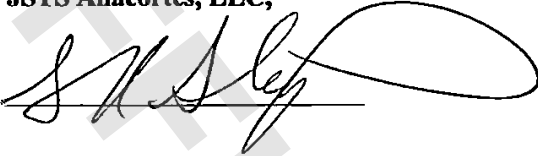
Tax Parcel Number(s): P55691, 3772-110-006-0001

The herein described property will be combined or aggregated with contiguous property owned by the parties. This boundary adjustment is not for the purposes of creating an additional building lot.

DATED: 4 AUGUST, 2026.

GRANTOR:

JSTS Anacortes, LLC,

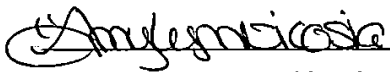


STATE OF ARIZONA

COUNTY OF Pima

On this 4th day of August, 2026,

I certify that I know or have satisfactory evidence that **Thomas Norman Sharp** appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they were authorized to executed the instrument and acknowledged it as the **Managing Member of JSTS Anacortes, LLC**, to be the free and voluntary act and deed of such entity, for the uses and purposes mentioned in the instrument.



Signature of Person Taking the Acknowledgement

Notary Public

Title or Rank

#1634005

Serial Number, if any

My Commission Expires: 09/06/2026

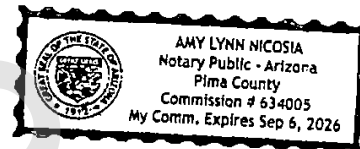


EXHIBIT "A"
Legal Description Before Boundary Line Adjustment
Boundary Line Adjustment BLA-2026-0002

Parcel A, #P55691

Fractional Lots 1 Through 6, inclusive, Block 110, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

ALSO, that portion of that certain strip of land which is shown and designated on the said "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as "Reserved a right of way for the Seattle & Northern Railroad Company", lying within the boundaries of a tract deceded to E. Demopoulos by deed dated and recorded August 13, 1941, under Auditor's File No. 342997 in Volume 183 of Deeds, page 104, and described therein as follows:

"Abandoned Great Northern Right of Way through Block 110."

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Legal Description After Boundary Line Adjustment
Boundary Line Adjustment BLA-2026-0002

LOT A

Fractional Lots 1 Through 3, inclusive, Block 110, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

ALSO, that portion of that certain strip of land which is shown and designated on the said "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as "Reserved a right of way for the Seattle & Northern Railroad Company", lying within the boundaries of a tract deeded to E. Demopoulos by deed dated and recorded August 13, 1941, under Auditor's File No. 342997 in Volume 183 of Deeds, page 104, and described therein as follows:

"Abandoned Great Northern Right of Way through Block 110."

Situate in the County of Skagit, State of Washington.

LOT B

Fractional Lots 4 Through 6, inclusive, Block 110, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

ALSO, that portion of that certain strip of land which is shown and designated on the said "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as "Reserved a right of way for the Seattle & Northern Railroad Company", lying within the boundaries of a tract deeded to E. Demopoulos by deed dated and recorded August 13, 1941, under Auditor's File No. 342997 in Volume 183 of Deeds, page 104, and described therein as follows:

"Abandoned Great Northern Right of Way through Block 110."

Situate in the County of Skagit, State of Washington.

