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07/28/2020 12:48 PM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

Return Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Document Title:

Quit Claim Deed

Reference Number (if applicable): \_\_\_\_\_

Grantor(s):  additional grantor names on page \_\_\_\_

- 1) Nellie Mae Pressley
- 2) \_\_\_\_\_

Grantee(s):  additional grantor names on page \_\_\_\_

- 1) Jame O'Keefe Armstrong
- 2) \_\_\_\_\_

Abbreviated Legal Description:  full legal on page(s) 2

SE NE SE 10/35/06

Assessor Parcel /Tax ID Number:  additional parcel numbers on page \_\_\_\_

P113092

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS QUITCLAIM DEED, made and entered into on the 29<sup>th</sup> day of June, 2020, between Nellie Mae Pressley, an unmarried person, whose address is 7726 Cabin Creek Rd, Sedro Woolley, Washington 98284 ("Grantor"), and James O'Keefe Armstrong, whose address is 7888 Ensley Rd, Sedro Woolley, Washington 98284 ("Grantee").

This is a gift from a Mother to her son for which no money is paid. Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in Skagit County, Washington, described as:

(0.0900 ac) THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTHERLY ALONG THE EAST LINE THEREOF, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING; THENCE DUE WEST 120 FEET; THENCE DUE NORTH 40 FEET; THENCE DUE EAST 120 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING. EXCEPT ROAD RIGHT OF WAY.

This is a deed of gift from a Mother to her Son for which no money is paid.

Prior instrument reference: General Warranty Deed, Volume/Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. 8102240043, of the Recorder of Skagit, Washington, recorded Tuesday, February 24, 1981.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: P113092

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20202810  
JUL 27 2020

Amount Paid \$ 0  
Skagit Co. Treasurer  
By BJ Deputy

IN WITNESS WHEREOF the Grantor has executed this deed on the 29 day of June, 2020.

6-29-20  
Date

Nellie Mae Pressley  
Nellie Mae Pressley, Grantor

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Nellie Mae Pressley is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 6/29/2020

Sara Peterson  
Signature of Notary Public

Title: Notary

My appointment expires: 1-11-2021

(Seal or Stamp)

