



202007280069

07/28/2020 12:46 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 presley
- 2) _____

Grantee(s): additional grantor names on page ____

- 1) James O'Keefe Armstrong
- 2) _____

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

SE NE SE 10/35/6

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

P46984

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 29th 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:

0.9100 ac) ONE SQUARE ACRE IN THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., EXCEPT THAT PORTION THEREOF DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID ONE SQUARE ACRE, THENCE NORTHERLY ALONG THE EAST LINE 100 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 120 FEET, THENCE NORTH 40 FEET, THENCE EAST 120 FEET, MORE OR LESS, TO THE EAST LINE OF SAID ONE SQUARE ACRE, THENCE SOUTH ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING, AND EXCEPT ROAD RIGHTS-OF-WAY.

Prior instrument reference: Quitclaim Deed, Volume/Book _____, Page 1 of 1, Document No. 200012040005, of the Recorder of Skagit, Washington, recorded Monday, December 4, 2000.

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: P40984

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20202809
JUL 27 2020
Amount Paid \$ 0
Skagit Co. Treasurer
By BT 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 J. Peterson
Signature of Notary Public

Title: Notary

My appointment expires: 1-11-2021

(Seal or Stamp)

