

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

After recording return to:  
Amrock, LLC  
662 Woodward Avenue, Detroit, Michigan 48226

Filed for record at the request of:  
Michael P. Bell, Esq.  
702 King Farm Blvd, Suite 155, Rockville, MD 20850  
This document was prepared without benefit of title  
examination and no legal advice was requested or provided.

7213862-8270342

**QUITCLAIM DEED**  
Under RCW Section 64.04.050

PARCEL ID: P26433

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20224247  
Date 10/18/2022

PROPERTY ADDRESS: 334 N Baker St, Mount Vernon, WA 98273

**GRANTOR(S):** Shellie Marie McKissick FKA Shellie Marie Richter, an unmarried woman,  
and Kenneth Robert Richter II, a married man, joined by his spouse, Christina Vanpelt, who  
acquired title as wife and husband

**GRANTEE(S):** Kenneth Robert Richter II, a married man

**THIS DEED**, made and entered into on this the 28 day of APRIL, 20 22 by and  
between: **THE GRANTOR(S):** Shellie Marie McKissick FKA Shellie Marie Richter, an  
unmarried woman, and Kenneth Robert Richter II, a married man, joined by his spouse,  
Christina Vanpelt, who acquired title as wife and husband, for and in consideration of respect  
and affection, conveys and quit claims to **THE GRANTEE(S):** Kenneth Robert Richter II, a  
married man, the following described real estate, situated in Skagit County, State of Washington,  
together with all after-acquired title of the grantor(s) herein:

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

**THAT PORTION OF GOVERNMENT LOT 11, IN SECTION 19, TOWNSHIP 34  
NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS  
FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF BLOCK 12, OF BEHRENS &  
MOODY'S ADDITION TO WEST MOUNT VERNON, ACCORDING TO THE PLAT  
THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 101, OF THE RECORDS OF  
SKAGIT COUNTY;**



DR1 7213862 QC101 02 0105

THENCE NORTH ALONG THE EAST LINE OF BAKER STREET A DISTANCE OF 160 FEET TO TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH ALONG BAKER STREET A DISTANCE OF 80 FEET;

THENCE EAST PARALLEL WITH THE NORTH LINE OF BLOCK 12 TO THE SKAGIT RIVER;

THENCE SOUTHERLY ALONG SAID RIVER TO A POINT EAST OF THE TRUE POINT OF BEGINNING;

THENCE WEST TO THE TRUE POINT OF BEGINNING;

EXCEPT THE RIGHT-OF-WAY FOR DIKING DISTRICT NO.1 CONDEMNED MARCH 16, 1897 IN SKAGIT COUNTY SUPERIOR COURT CASE NO. 3049.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

THIS CONVEYANCE IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

IN WITNESS WHEREOF, Grantor(s) has/have signed and sealed this deed, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))



DR1 72138862 QC101 02 0205

Shellie Marie McKissick FKA Shellie Marie Richter (SEAL)  
Shellie Marie McKissick FKA Shellie Marie Richter

State of Washington )  
 )ss.  
County of KING )

I certify that I know or have satisfactory evidence that **Shellie Marie McKissick FKA Shellie Marie Richter**, is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

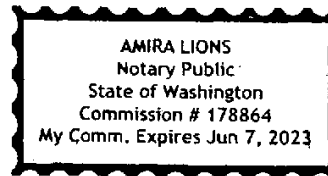
Given under my hand and official seal this 3<sup>RD</sup> day of May, 2022.

Amira Lions  
Notary Public

AMIRA LIONS  
Print name

SEATTLE, WA  
Residing in

6/7/23  
Commission expiration date



DR1 72138862 QC101.02 0305

Christina Vanpelt (SEAL)  
Christina Vanpelt

State of Washington )  
 )ss.  
County of Skagit )

I certify that I know or have satisfactory evidence that **Christina Vanpelt**, is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

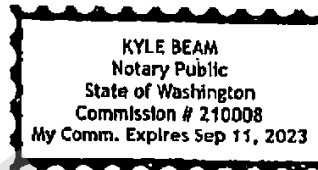
Given under my hand and official seal this 28 day of April, 20 22.

Kyle Beam  
Notary Public

Kyle Beam  
Print name

Skagit  
Residing in

9-11-23  
Commission expiration date



 (SEAL)  
Kenneth Robert Richter II

State of Washington )  
 )ss.  
County of Skagit )

I certify that I know or have satisfactory evidence that **Kenneth Robert Richter II**, is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

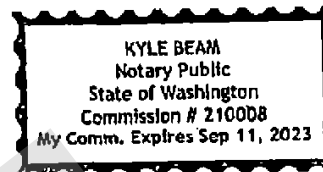
Given under my hand and official seal this 28 day of April, 20 22.

  
Notary Public

Kyle Beam  
Print name

Skagit  
Residing in

9-11-23  
Commission expiration date



DR1 72138862 QC101 02 0405