

72480388-8321911

QUITCLAIM DEED

This instrument prepared by:
Jay A. Rosenberg, Rosenberg LPA LLC, Washington State Bar Number 50102; 101 South Reid Street,
Suite 307, Sioux Falls, South Dakota 57103.

Recording Requested By:
AMROCK LLC
662 Woodward Ave.
Detroit, MI 48226

After Recording Return To
Mail Tax Statements To:
Rebecca Sue Kerr, Trustee of the Rebecca Sue Kerr Revocable Living Trust, dated June 28, 2006
12636 Chilberg Rd, Mount Vernon, WA 98273

Commitment Number: 72480388

EXEMPT FROM TRANSFER TAX WAC 458-61A-211(2)(g) transfer into revocable trust

ASSESSOR PARCEL IDENTIFICATION NUMBER: P22991

ABBREVIATED LEGAL: ACRES: 2.03 / (DR15 DK9) THAT PORTION OF THE NW1/4 SE1/4
OF SEC 31, TWP 34, RNG 3 DESCRIB.

Rebecca Sue Kerr, an unmarried woman, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, conveys and quitclaims to Rebecca Sue Kerr, Trustee of the Rebecca Sue Kerr Revocable Living Trust, dated June 28, 2006, hereinafter grantee, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:



RPA 72480388 QC201 01 0104

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20224365
Date 10/26/2022

LEGAL DESCRIPTION:

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

PARCEL "A":

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION, WHICH BEARS SOUTH 89°33'20" WEST ALONG SAID NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 516.14 FEET FROM THE NORTHEAST CORNER OR SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 0°18'04" EAST ALONG A LINE WHICH IS PARALLEL TO AND 516.14 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THAT CERTAIN COUNTY ROAD KNOWN AS THE CHILBERG ROAD NO. 66, AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 0°18'04" EAST A DISTANCE OF 435.00 FEET; THENCE SOUTH 89°33'20" WEST A DISTANCE OF 93.86 FEET; THENCE NORTH 0°18'04" WEST A DISTANCE OF 435.00 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF SKAGIT COUNTY ROAD; THENCE NORTH 89°33'20" EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SKAGIT COUNTY ROAD, A DISTANCE OF 93.86 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "B":

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH POINT BEARS SOUTH 89°33'20" WEST ALONG SAID NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 610.00 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 0°18'04" EAST ALONG A LINE WHICH IS PARALLEL TO AND 610.00 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 20.00 FEET; TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THAT CERTAIN COUNTY ROAD KNOWN AS CHILBERG ROAD NO. 66, AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 0°18'04" EAST A DISTANCE OF 435.00 FEET; THENCE SOUTH 89°33'20" WEST A DISTANCE OF 170.47 FEET; THENCE NORTH 1°10'50" EAST A DISTANCE OF 204.91 FEET; THENCE NORTH 24°07'40" WEST A DISTANCE OF 251.44 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SKAGIT COUNTY ROAD; THENCE NORTH 89°33'20" EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SKAGIT COUNTY ROAD, A DISTANCE OF 266.71 FEET TO THE TRUE POINT OF BEGINNING.



RPA 72480388 QC201 01 0204

Parcel ID: P22991

Commonly known as, 12636 Chilberg Rd, Mount Vernon, WA 98273-7190

Assessor's Parcel Number: P22991

Prior instrument reference: _____

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.



RPA 72480388 QC201 01 0304

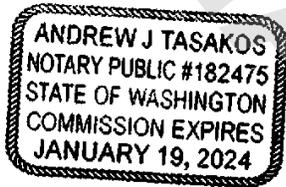
Executed by the undersigned on June 12, 2022:

Rebecca Sue Kerr
Rebecca Sue Kerr

STATE OF washington
COUNTY OF skagit

The foregoing instrument was acknowledged before me on June 12th, 2022 by **Rebecca Sue Kerr** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public



RPA 72480388 QC201 01 0404