

Prepared By

Name: Susan Skelton
Address: 1812 Hewitt Ave #210
Everett, WA 98201

After Recording Return To

Name: Susan Freeman
Address: 8107 Pinelli Road
Sedro Woolley
State: WA Zip Code: 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20224737
Date 11/30/2022

Space Above This Line for Recorder's Use

WASHINGTON QUIT CLAIM DEED

STATE OF WASHINGTON

SKAGIT COUNTY

THIS DEED is made this 9 day of November in the year 2022, between Susan Freeman, as Grantor(s); and Trustee, James W. Kennedy and Maria C. Kennedy Revocable Trust, as Grantee(s).

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of one dollar (\$1.00) in hand paid to Susan Freeman, a single woman, residing at 8107 Pinelli Road, County of Skagit, State of Washington (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to Trustee, James W. Kennedy and Maria C. Kenney Revocable Trust, a Revocable Trust, with a mailing address of 8107 Pinelli Road, Sedro Woolley, Washington (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Skagit County, Washington, to-wit:

Address: 8107 Pinelli Road, Sedro Woolley, WA 98284

Abbreviated Legal Description: (9.1500 ac) NW1/4 NE1/4, SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., N OF RLY AKA TRACT 4 S/P#51-79 RECORDED UNDER AF#7907310040

Assessor's Property Tax Parcel: P42891

Legal Description: PARCEL A: THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF

SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., LYING NORTH OF THE GREAT NORTHERN RAILROAD RIGHT-OF-WAY, EXCEPT THE EASTERLY 608 FEET THEREOF.

PARCEL B: THAT PART OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., LYING NORTH OF THE PRIMARY STATE HIGHWAY 17-A, EXCEPT THAT PORTION THEREOF CONVEYED TO THE GREAT NORTHERN RAILWAY COMPANY FOR RIGHT-OF-WAY.

NOTE: PROPERTY IS SUBJECT TO UNRECORDED RIGHT-OF-WAY DEED CONSTRUCTION NOTICE GIVEN IN INSTRUMENT RECORDED UNDER A.F. #92383.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

REAL ESTATE EXCISE TAX EXEMPTION. The recording of this Quit Claim Deed is not a "sale" as defined in RCW 82.45.010(1) and is therefore not subject to real estate excise tax. The transfer that will occur at the time of the Grantor's death is exempt from the Washington Real estate Excise Tax by reason of RCW 82.45.010(3)(p) and WAC 458-61A-202.

Susan L. Freeman
Grantor's Signature

Susan L. Freeman
Grantor's Name

15022 17th Dr NE
Address

Arlington, WA 98223
City, State & Zip

James W. Kennedy
Grantee's Signature, Trustee

JAMES W. KENNEDY
Grantee's Name, Trustee

8107 PINELLI RD
Address

SEDRON WOLLEY, WA 98284
City, State & Zip

Maria C. Kennedy
Grantee's Signature, Trustee

MARIA C. KENNEDY
Grantee's Name, Trustee

8107 PINELLI RD
Address

SEDRON WOLLEY, WA 98284
City, State & Zip

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Freeman whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the date set above.

Given under my hand this 9th day of November, 2022.

Susan E. Skelton
Notary Public

My Commission Expires: 2/28/2026

