

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

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

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20224895
Date 12/14/2022

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.

QUITCLAIM DEED

Under RCW Section 64-04-050

**ACRES: 10 / (10.0000 AC) W1/2 S1/2 OF Government Lot 1, section 30,
township 34 North, Range 5 East, W.M.**

Assessor's Property Tax Parcel Account Number: P30440

**Grantor: C. B. Simmons and Gloria Y. Simmons, husband and wife, and Yvonne M. Carey
FKA Ivy Yvonne M. Walker, a married woman joined by her husband, Steven Carey**

**Grantee: C. B. Simmons and Gloria Y. Simmons, husband and wife, and Yvonne M. Carey,
a married woman**

Property Address:
24178 Gunderson Rd, Mount Vernon, Washington 98273

**THIS DEED, made and entered into on this the 2 day of Sept, 2021 by and
between: THE GRANTOR(S): C. B. Simmons and Gloria Y. Simmons, husband and wife,
and Yvonne M. Carey FKA Ivy Yvonne M. Walker, a married woman joined by her
husband, Steven Carey, and for and in consideration of respect and affection conveys and quit
claims to THE GRANTEE(S): C. B. Simmons and Gloria Y. Simmons, husband and wife,
and Yvonne M. Carey, a married woman, 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:

THE WEST 1/2 OF THE SOUTH 1/2 OF GOVERNMENT LOT 1 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M. EXCEPT ALL MINERAL RIGHTS AS RESERVED BY CLEAR LAKE LUMBER COMPANY ET AL BY DEED RECORDED MARCH 27, 1925, UNDER AUDITORS FILE NO. 182125, IN VOLUME 136 OF DEEDS, PAGE 100, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20 FEET OF THAT PORTION OF THE EAST 1/2 OF THE SOUTH 1/2 OF SAID GOVERNMENT LOT 1, LYING WESTERLY OF THE GUNDERSON ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

(SIGNATURE PAGE(S) TO FOLLOW)

C. B. Simmons (SEAL)
C. B. Simmons

Gloria Y. Simmons (SEAL)
Gloria Y. Simmons

State of ^{CA}Washington ~~WA~~)
)ss.
County of yuba)

I certify that I know or have satisfactory evidence that **C. B. Simmons and Gloria Y. Simmons**,
~~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.

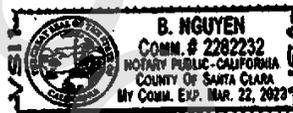
Given under my hand and official seal this 2 day of Sept, 2021.

B. Nguyen
Notary Public

B. Nguyen
Print name

oroville CA
Residing in

Mar 22 2023
Commission expiration date



Yvonne M. Carey (SEAL)
Yvonne M. Carey FKA Ivy Yvonne M.
Walker FKA Ivy Yvonne M. Walker

Steven Carey (SEAL)
Steven Carey

CA
State of Washington)
)ss.
County of Yuba)

I certify that I know or have satisfactory evidence that **Yvonne M. Carey FKA Ivy Yvonne M. Walker and Steven Carey**, 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 2 day of Sept, 2021.

B. Nguyen
Notary Public

B. Nguyen
Print name

Orville CA
Residing in

Mar 22, 2023
Commission expiration date

