

WHEN RECORDED RETURN TO:

Emily Rose Mowrey
Limitless Law PLLC
1313 E. Maple St. Ste 400
Bellingham, WA 98225


Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20235203
Date 01/17/2023

QUIT CLAIM DEED

Document Title: QUIT CLAIM DEED
Grantors: RAUL O. GUITRON and NORMA C. GUITRON
Grantee: RAUL O. GUITRON and NORMA C. GUITRON, AS
TRUSTEES OF THE GUITRON FAMILY TRUST, DATED
JANUARY 16, 2023
Abbreviated Legal: PTN SE ¼ SW ¼, 27-35-4 E W.M.
Lot 32 & 33, Block 34 1st Add to Sedro
Full Legal: Page 3
Tax Parcel ID#: P109564, 350427-30-027-0100; P121650, 350427-3-027-0200
P75697, 4150-034-033-0000

GRANTORS, RAUL O. GUITRON and NORMA C. GUITRON, husband and wife, convey and quit claim all of their right title and interest to the real estate legally described in the attached Exhibit A, situated in Skagit County, State of Washington to RAUL O. GUITRON and NORMA C. GUITRON as Trustees of The Guitron Family Trust, dated January 16, 2023, GRANTEE, including any interest therein which GRANTORS may hereafter acquire.


RAUL O. GUITRON


NORMA C. GUITRON

I certify that I know or have satisfactory evidence that **RAUL O. GUITRON and NORMA C. GUITRON**, a married couple, are the persons who appeared before me, and said persons 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.

A circular notary seal for Daniel R. Madrid. The outer ring contains the text "DANIEL R. MADRID" at the top and "STATE OF WASHINGTON" at the bottom. Inside this ring, the text "Commission #20112062" is at the top, "NOTARY PUBLIC" is in the center, and "Exp. 06/05/2024" is at the bottom.

Daniel R. Madrid
Notary Public in and for the State of Washington
My appointment expires: June 5, 2024.

**EXHIBIT A
LEGAL DESCRIPTION**

P109564, 350427-30-027-0100; P121650, 350427-3-027-0200

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of Tract A of Skagit County Short Plat No. 7-72, approved March 7, 1972, (being located in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East, W.M.); and running thence North $89^{\circ}51'07''$ East along the Easterly continuation of the South line of said Short Plat, a distance of 97 feet; thence North $0^{\circ}13'18''$ West, and parallel with the East line of said Short Plat, a distance of 180 feet, more or, less, to the South line of James McLennin Road, a distance of 97 feet to the Northwest corner of Tract 1, Short Plat No. 50-74; thence South along the West line of Tract 1, and the continuation thereof, a distance of 180 feet, more or less, to the Southeast corner of Tract A, Skagit County Short Plat No. 7-72, and the point of beginning.

Situate in the County of Skagit, State of Washington.

P75697 / 4150-034-033-0000

Lot 32 and the East 14 Feet of Lot 33, Block 34, First Addition to the town of Sedro in Skagit county, Washington, as per plat recorded in volume 3 of Plats, page 29, Records of Skagit County Washington.

Situate in the County of Skagit, State of Washington.