

202307110072

07/11/2023 03:23 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor, WA

When recorded return to:

William G. Lanphere and Phillip Lanphere  
26948 Duffy Road  
Sedro Woolley WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237212

Jul 11 2023

Amount Paid \$725.00

Skagit County Treasurer  
By Lena Thompson Deputy

GNW 23-18297

## QUIT CLAIM DEED

THE GRANTOR(S), William G. Lanphere, as his separate estate and surviving spouse of Marilyn R. Lanphere,  
deceased, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid,  
conveys and quit claims to William G. Lanphere, an unmarried man as his separate estate and Phillip Lanphere, an  
unmarried man as his separate estate the following described real estate, situated in the County of Skagit,

State of Washington together with all after acquired title of the grantor(s) herein:

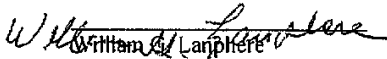
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Lot 45, Tract No. 2 of PEAVEY'S ACREAGE

Tax Parcel Number(s): P68033/3966-002-045-0009

Dated: 7-3-23

  
William G. Lanphere

STATE OF WASHINGTON  
COUNTY OF SKAGIT

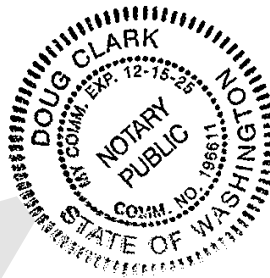
This record was acknowledged before me on 3<sup>rd</sup> day of July, 2023

by William G. Lanphere

Doug Clark  
Signature

Notary Public  
Title

My commission expires: 12-15-25



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 26948 Duffy Road, Sedro-Woolley, WA 98284

Tax Parcel Number(s): P68033/3966-002-045-0009

**Property Description:**

**PARCEL A:**

That portion of Lot 45, Tract No. 2 of "PEAVEY'S ACREAGE", according to the plat thereof recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the North line of said Lot 45 and the Southwesterly line of the James Young and Sterling Road which runs through said Lot 45;  
thence Southeasterly along the Southwesterly line of said road a distance of 125 feet;  
thence West parallel with the North line of said Lot 45 to the Skiyou Slough;  
thence Northerly along said slough to the North line of said Lot 45;  
thence East to the point of beginning;

EXCEPT roads.

**PARCEL B:**

That portion of Lot 45, Tract No., 2 of "PEAVEY'S ACREAGE", according to the plat thereof recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington lying Southwesterly of the James Young and Sterling Road;

EXCEPT the following described tract:

Beginning at the intersection of the North line of said Lot 45 and the Southwesterly line of the James Young and Sterling Road which runs through said Lot 45;  
thence Southeasterly along the Southwesterly line of said road a distance of 125 feet;  
thence West parallel with the North line of said Lot 45 to the Skiyou Slough;  
thence Northerly along said slough to the North line of said Lot 45;  
thence East to the point of beginning;

EXCEPT roads.