

202307110077

07/11/2023 03:23 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:

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

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20237213
Date 07/11/2023

GNW 23-18297

QUIT CLAIM DEED

THE GRANTOR(S) Phillip Ray Lanphere, Bonnie Sue Chalmers and Brenda Kay Anne Lanphere, as Heirs of the Estate of Marilyn R. Lanphere, 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

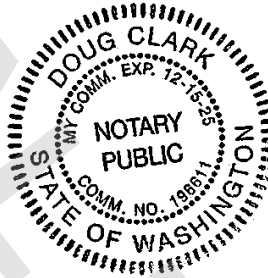
together with all after acquired title of the grantor(s) herein:

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: 7-3-23Phillip Ray Lanphere
Phillip Ray LanphereSTATE OF WASHINGTON
COUNTY OF SkagitThis record was acknowledged before me on 3rd day of July, 2023 by Phillip Ray Lanphere.Doug Clark
SignatureNotary Public
TitleMy commission expires: 12-15-25

Dated: 06/13/2023Brenda Kay Anne Lanphere
Brenda Kay Anne LanphereSTATE OF Washington
COUNTY OF SkagitThis record was acknowledged before me on 13 day of June, 2023 by Brenda Kay Anne LanphereKLB
SignatureNotary
TitleMy commission expires: 09/11/2023

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2023

This notarial act involved the use of communication technology

Dated: 12 Jun 2023

Bonnie Sue Chalmers
Bonnie Sue Chalmers

STATE OF Tennessee

COUNTY OF Montgomery

This record was acknowledged before me on 12 day of June, 2023 by Brenda Baldwin

Brenda Baldwin
Signature

Personal Banker
Title

My commission expires: January 13, 2027

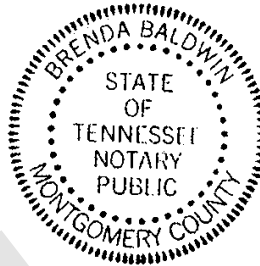


EXHIBIT A
LEGAL DESCRIPTION

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.