

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

KATHRYN E. HOLLAND, Attorney
900 Washington Street, Suite 820
Vancouver, WA 98660

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20238028
Date 09/12/2023

**QUIT CLAIM DEED
FOR LOVE AND AFFECTION**

Grantors (Sellers): RICHARD H. WARD and LINDA F. WARD, Trustees of the
RICHARD H. WARD AND LINDA F. WARD TRUST dated
December 29, 2003

Grantee (Buyer): SHERI A. MUNTEAN, Trustee of the SHERI A. MUNTEAN
LIVING TRUST dated February 18, 2022

Abbreviated Legal: Lot 17 & Portion Lot 16, Rancho San Juan Del Mar Div. 1 and
tidelands in front of

Assessor's Tax Parcel # P68202/3972-000-017-0009

Other Reference Nos:

Documentary transfer tax is none. For love and affection.

THE GRANTORS, RICHARD H. WARD and LINDA F. WARD, Trustees of the
RICHARD H. WARD AND LINDA F. WARD TRUST dated December 29, 2003,

CONVEY AND QUIT CLAIM TITLE to

SHERI A. MUNTEAN, Trustee of the SHERI A. MUNTEAN LIVING TRUST dated
February 18, 2022,

their 100% interest in the real estate situated in the County of Skagit, State of Washington, and
more particularly described on **Exhibit A** attached hereto and incorporated herein by reference.

DATED: 7/20, 2023


RICHARD H. WARD, Trustee


LINDA F. WARD, Trustee

QUIT CLAIM DEED - 1
(WARD Richard & Linda/D Deed to Sheri - 11758 Esther Lane, Anacortes (2023))

PABST HOLLAND & REYNOLDS, PLLC
ATTORNEYS AT LAW
900 Washington Street, Suite 820
Vancouver, Washington 98660
(360) 693-1810 • (503) 222-9201

STATE OF WASHINGTON)
: ss.
County of Clark)

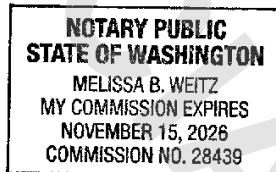
I certify that RICHARD H. WARD and LINDA F. WARD appeared personally before me and that I know or have satisfactory evidence that they signed this Quit Claim Deed for Love and Affection as Trustees of the RICHARD H. WARD AND LINDA F. WARD TRUST dated 12/29/2003 and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: July 28, 2023

Melissa B. Weitz

NOTARY PUBLIC FOR WASHINGTON

My Commission Expires: 11-15-2026



QUIT CLAIM DEED - 2
(WARD Richard & Linda/D Deed to Sheri - 11758 Esther Lane, Anacortes (2023))

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Exhibit A**APN:** P68202/3972-000-017-0009**Situs:** 11758 Esther Lane, Anacortes, WA 98221**PARCEL A:**

Lot 17, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1, according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington;

PARCEL B:

That portion of Lot 16, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1, according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot;
thence North 57°42'00" East along the South line of said Lot 16 a distance of 472.19 feet, more or less, to a point on the Westerly right of way line of Marine drive;
thence Northwesterly along said Westerly right of way line,
through an arc distance of 62.50 feet, more or less, to a point which bears North 50°26'00" East from the point of beginning;
thence south 50°26'00" West a distance of 486.34 feet, more or less, to the point of beginning;

Situated in Skagit County, Washington.

QUIT CLAIM DEED - 3

(WARD Richard & Linda/D Deed to Sheri – 11758 Esther Lane, Anacortes (2023))

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