

When recorded return to:

Leonard A. Hagen
152 3rd Ave. S., Suite 107
Edmonds, WA 98020

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20238432
Date 10/17/2023

QUIT CLAIM DEED

Grantor: Jill Reynolds, an unmarried person

Grantees: Jill S. Reynolds and Shannon M. Carr, Trustees of the Jill Reynolds
Revocable Living Trust dated April 24, 2023

Abbreviated Legal: NW ¼ Sec 06 Twn 33 Rng 05
Ptn Lots 17 & 18, Block 41, Town of Montborne, TGW Vac RR

Parcel No.: P74671
XrefID: 4135-041-018-0012

Reference: 24094 North West View Road, Mount Vernon, WA 98274

THE GRANTOR, Jill Reynolds, an unmarried person, for and in consideration of ten dollars and other good and valuable consideration, in hand paid, conveys and quit claims to GRANTEES, Jill S. Reynolds and Shannon M. Carr, Trustees of the Jill Reynolds Revocable Living Trust dated April 24, 2023, and any amendments thereto, the following described real estate situated in the County of Skagit, State of Washington together with all after acquired title of the grantor herein:

Legal Description: See Exhibit "A" attached hereto and made a part hereof.

Subject to: Those items specifically set forth on Exhibit "B" attached hereto and made a part hereof.

Dated: April 24, 2023



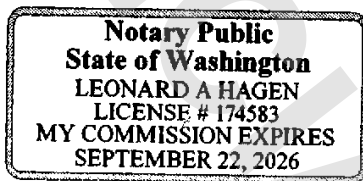
Jill Reynolds, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Jill Reynolds is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 24, 2023

Witness my hand and official seal



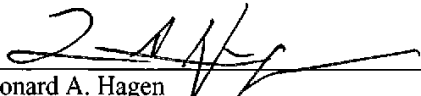

Leonard A. Hagen
Notary Public for the State of Washington
Residing at Edmonds, WA 98020
My commission expires 09-22-2026

EXHIBIT A**Parcel A:**

Lots 17 and 18, Block 41, Plat of the Town of Montborne, as per plat recorded in Volume 2 of Plats, Page 80 records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining said premises.

EXCEPT the Northeasterly 40 feet of said lots conveyed to Skagit County by deed dated October 9, 1946 and recorded October 15, 1946 as Auditor's File No. 397033 in Volume 213 of Deed at Page 368.

Parcel B:

That portion of the 100-foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), adjoining Block 41 of the Plat of the 'Town of Montborne' as per plat recorded in Volume 2 of Plats, Page 80, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land conveyed to A.M. Stennes, et ux, by deed recorded April 28, 1975 as Auditor's File No. 819649.

Including Manufactured Home 1973 Vantage 64x14 Serial Number 5170

Exhibit "B"

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of the Town of Montborne recorded 05/24/1890 as Auditor's File No. Volume 2 of Plats, Page 80.
2. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
3. Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the Department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, Page 12, under Auditor's No. 173578, records of Skagit County, Washington, to which reference is hereby made to the record for full particulars.
4. Easement, affecting a portion of subject property for the purpose of Sanitary sewers including terms and provisions thereof granted to Big Lake Sewer District No. 2 recorded 01/30/1979 as Auditor's File No. 895757.
5. Easement, affecting a portion of subject property for the purpose of natural gas line including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded 03/24/2004 as Auditor's File No. 200403240045.
6. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 05/08/2018 as Auditor's File No. 201805080043. Said Survey shows South line of subject property.
7. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 10/13/2021 as Auditor's File No. 202110130080.