



202312120036

12/12/2023 12:39 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:

Bryane and Tami Moran
19961 Parson Creek Road
Sedro-Woolley, Washington 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023-9001

DEC 12 2023

Amount Paid \$
By Skagit Co. Treasurer Deputy

Document Title(s) or transactions contained herein:

Quit Claim Deed

Reference Number(s) of related documents:

There is no reference number assigned or released

GRANTOR(S):

BRYANE MORAN and TAMI MORAN, husband and wife.

GRANTEE(S):

BRYANE SCOTT MORAN and TAMI LYNN MORAN, Trustees, or their successors in interest, of the MORAN Living Trust dated August 3, 2023, and any amendments thereto.

LEGAL DESCRIPTION AND PARCEL ID

360420-0-010-0305 / PID P49521

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

4357-003-050-0004 / PID P80080

LT. C-50, Lake Tyee, Division NO. III

4229-001-075-0005 / PID P78906

LT. A-75, Lake Tyee, Division NO. II

Situate in Skagit, County Washington.

Assessor's Property Tax Parcel/Account Number(s) at the time of recording:

360420-0-010-0305 / PID P49521; 4357-003-050-0004 / PID P80080;
4229-001-075-0005 / PID P78906

QUIT CLAIM DEED

THE GRANTORS, BRYANE MORAN and TAMI MORAN, husband and wife, for and in consideration of mere conveyance to a revocable living trust, convey and quitclaim to **GRANTEES**, BRYANE SCOTT MORAN and TAMI LYNN MORAN, Trustees, or their successors in interest, of the MORAN Living Trust dated August 3, 2023, and any amendments thereto, all of the Grantors' right, title, and interest in the following described real estate situated in the County of Skagit, State of Washington, together with any and all right, title, and interest in the property which Grantors may hereafter acquire.

LEGAL DESCRIPTION AND PARCEL ID

1. 360420-0-010-0305 / PID P49521

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THAT CERTAIN TRACT CONVEYED TO LARRY R. HASTINGS, ET UX BY DEED RECORDED MARCH 16, 1973, AS AUDITOR'S FILE NO. 782021 WHICH POINT IS NORTH 75 DEGREES 15' WEST A DISTANCE OF 100 FEET FROM THE NORTHWEST CORNER OF THAT TRACT SOLD TO DALE R. YOUNG, ET UX BY INSTRUMENT RECORDED SEPTEMBER 10, 1969, AS AUDITOR'S FILE NO. 730916; SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT 2 OF SHORT PLAT 46-73, AS APPROVED OCTOBER 3RD, 1973; THENCE SOUTH 75 DEGREES 15' EAST ALONG SAID HASTING NORTHERLY LINE 32.5 FEET MORE OR LESS TO THE NORTHERLY PROJECTION OF AN EXISTING BARBED WIRE FENCE LINE RUNNING SOUTH; THENCE SOUTHERLY ALONG SAID EXISTING FENCE LINE 550.15 FEET MORE OR LESS TO THE NORTHERLY LINE OF THE C.C.C.ROAD, THENCE NORTH 75 DEGREES 15' WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 104 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF TRACT 2 OF SHORT PLAT NO. 46-73; THENCE NORTH 3 DEGREES 14' 43" WEST 557.65 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID TRACT 2 AND ON THE NORTHERLY LINE OF SAID HASTINGS TRACT; THENCE SOUTH 75 DEGREES 15' EAST ALONG SAID HASTINGS TRACT, 100 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNNING. Situate in Skagit County, Washington.

2. 4357-003-050-0004 / PID P80080

LOT C-50, "LAKE TYEE DIVISION NO. III," AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 68 THROUGH 74, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. Situate in Skagit County, Washington.

3. 4229-001-075-0005 / PID P78906

LOT A-75, "LAKE TYEE DIVISION NO. II", ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE SKAGIT COUNTY AUDITOR IN VOLUME 11 OF PLATS, PAGES 15 THROUGH 24, INCLUSIVE.

ALL Situate in Skagit, County Washington.

Subject to: This conveyance is subject to the covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Assessor's Property Tax Parcel/Account Number(s) at the time of recording:


360420-0-010-0305 / PID P49521; 4357-003-050-0004 / PID P80080;

4229-001-075-0005 / PID P78906

Commonly known as: 19961 Parson Creek Road, Sedro-Woolley, Washington 98284; 45042 Kachess Trail, Skagit County, Washington 98237; 4659 Klash Tupso Trail, Skagit County, Washington 98237.

EXECUTED on this 5th day of December, 2023.


BRYANE MORAN, Grantor


TAMI MORAN, Grantor

STATE OF WASHINGTON

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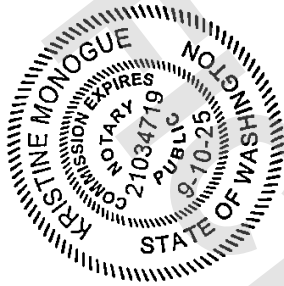
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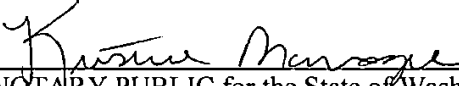
ss.

COUNTY OF WHATCOM

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On this 5th day of December, 2023, I certify that I know or have satisfactory evidence that BRYANE MORAN and TAMI MORAN are the persons who appeared before me and that they 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.




NOTARY PUBLIC for the State of Washington
My Commission expires: September 10, 2025