

Return Address:
Edmonds Wills & Trusts
Kyle G. Ray, Attorney at Law
114 2nd Avenue South, Suite 101
Edmonds, WA 98020

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20239047
Date 12/15/2023

QUIT CLAIM DEED

Grantors:

1. **EPPS, WILLIAM E., II (who took title as William E. Epps)**
2. **EPPS, MARY B. SHERMAN**

Grantees:

1. **WILLIAM E. EPPS II and MARY B. SHERMAN EPPS**, Trustee, or successor Trustee(s) of
the **WILLIAM AND MARY EPPS LIVING TRUST DATED JUNE 9, 1981**

Property Address:

1. 12673 C STREET, MOUNT VERNON, WA 98273

Abbreviated Legal Description: (Full legal description on next page)

1. TRACT 1, SCSP #72-78, RECORDED IN VOL. 3 OF SHORT PLATS, PAGE 9, REC. #887022
BEING A PTN. OF SEC 30 & 31 TWP 35N, RGE 3E OF THE W.M., SKAGIT COUNTY, STATE
OF WASHINGTON.

Assessor's Property Tax Parcel Account Number:

1. P35047 / 350330-4-007-0005

QUIT CLAIM DEED

WILLIAM E. EPPS II (who took title as William E. Epps) and MARY B. SHERMAN EPPS, a married couple, hereby quit claims and conveys to **WILLIAM E. EPPS II and MARY B.**

SHERMAN EPPS, Trustee, or successor Trustee(s) of the WILLIAM AND MARY EPPS

LIVING TRUST DATED JUNE 9, 1981, (hereinafter referred to as "Assignee"), the following described real estate in Skagit County, State of Washington:

Property Address: 12673 C STREET, MOUNT VERNON, WA 98273

Tax Parcel Number: P35047 / 350330-4-007-0005

Legal Description: Parcel A:

Tract 1 of SKAGIT COUNTY SHORT PLAT NO. 72-78, approved September 6, 1978 and recorded September 8, 1978 in Volume 3 of Short Plats, page 9, under Auditor's File No. 887022, records of Skagit County, Washington; being a portion of Sections 30 and 31, Township 35 North, Range 3 East of the Willamette Meridian.

Situated In Skagit County, Washington

Parcel B:

An easement for ingress, egress and utilities as delineated on the face of Skagit County Short Plat No. 72-78, approved September 6, 1978 and recorded September 8, 1978 in Volume 3 of Short Plats, page 9, under Auditor's File No. 887022, records of Skagit County, Washington; being a portion of Sections 30 and 31, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

Dated this **29th day of November, 2023.**

GRANTORS AND TRUSTEE(S):

William E. Epps II
WILLIAM E. EPPS II

Mary B Sherman Epps
MARY B. SHERMAN EPPS

STATE OF WASHINGTON)

) ss

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **WILLIAM E. EPPS II** and **MARY B. SHERMAN EPPS** are the persons who appeared before me, and said persons 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.

[Signature]
NOTARY PUBLIC in and for the State of Washington,
residing in Edmonds.

My Commission Expires: 02-01-27

