



202403150043

03/15/2024 11:33 AM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor


When Recorded Return to:

Chris A. Rader  
18142 Peter Burns Road  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 9904  
MAR 15 2024

QUIT CLAIM DEED

Amount Paid \$ 0  
By  Skagit Co. Treasurer Deputy

Reference Number(s) of Related Documents (if applicable): n/a

Grantor: ROBERTA A. RADER, an unmarried woman

Grantee: CHRIS A RADER, an unmarried man

Legal Description: Section 4, Township 33 North, Range 5 East; Ptn. Gov. Lot 4

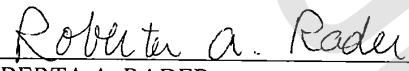
Additional legal on page 3 of this document.

Assessor's Tax Parcel Number: P17877

THE GRANTOR, ROBERTA A. RADER, an unmarried woman, for and in consideration of property distribution pursuant to Decree of Dissolution under Lincoln County Superior Court Case No. 23-3-01583-22 (WAC 458-61A-203(2)), conveys and quit claims to CHRIS A. RADER, an unmarried man, as his separate estate, any and all interest the Grantor has in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein

PLEASE SEE ATTACHED EXHIBIT "A."

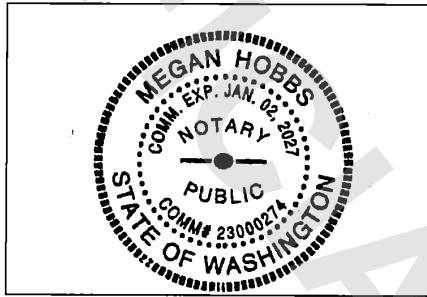
DATED THIS 15 day of March, 2024.

  
ROBERTA A. RADER

STATE OF WASHINGTON )  
 ) .ss  
COUNTY OF PIERCE )  
Skagit WMA

I certify that I know or have satisfactory evidence that **ROBERTA A. RADER** 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 the instrument.

DATED this 15<sup>th</sup> day of March, 2024.



Notary Seal

Megan Hobbs (Name)  
NOTARY PUBLIC in and for the State of  
Washington residing at: Skagit  
My Commission Expires: January 02, 2027

**EXHIBIT "A"****LEGAL DESCRIPTION**

Property Address: 18142 Peter Burns Road, Mount Vernon, WA 98274  
Tax Parcel Number(s): P17877

**Property Description:**

THAT PORTION OF TRACT 2, OF THAT CERTAIN SURVEY AS RECORDED MAY 1, 1980, IN VOLUME 3 OF SURVEYS, PAGE 35, UNDER AUDITOR'S FILE NUMBER 8005010045, RECORDS OF SKAGIT COUNTY, WASHINGTON, WHICH IS REVISION OF SURVEY RECORDED AUGUST 1, 1979, IN VOLUME 2 OF SURVEYS, PAGE 171, UNDER AUDITORS FILE NUMBER 7908010002, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WEST OF A LINE PARALLEL WITH AND 91.69 FEET WEST OF THE EAST LINE OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M.,

EXCEPT RIGHT OF WAY OF PETER BURNS ROAD, AS DELINEATED ON THE FACE OF SAID SURVEY. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON