

WHEN RECORDED RETURN TO:

Emily Rose Mowrey
Limitless Law PLLC
1313 E. Maple St. Ste 400
Bellingham, WA 98225

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20240004
Date 03/26/2024

QUIT CLAIM DEED

Document Title: QUIT CLAIM DEED

Grantor: RAUL O. GUITRON AND NORMA C. GUITRON, AS
TRUSTEES OF THE GUITRON FAMILY TRUST, DATED
JANUARY 16, 2023

Grantee: NORMA C. GUITRON, an unmarried individual, as her
separate property

Abbreviated Legal: PTN SE ¼ of SW ¼, SEC 27 T35N R04E
Aka Tr. 1, SP 50-74.

Tax Parcel ID#: 350427-3-027-0100 / P109564
350427-3-027-0200 / P121650

GRANTORS, **NORMA C. GUITRON** and **RAUL O. GUITRON**, as Trustees of
The Guitron Family Trust, dated January 16, 2023, pursuant to a Dissolution
Decree/Final Divorce Order filed in the Superior Court of Skagit County, Washington on
February 23, 2024, under Case No. 23-3-00423-29, convey and quit claim to **NORMA
C. GUITRON**, an unmarried individual, as her separate property, GRANTEE, all of
Grantors' interest in the real estate legally described on the attached Exhibit A, situated

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in Skagit County, State of Washington, including any interest therein which Grantors may hereafter acquire.

DATED this 26th day of March, 2024.

THE GUITRON FAMILY TRUST

BY: NORMA C. GUITRON, Trustee

STATE OF WASHINGTON)
SS.
COUNTY OF WHATCOM)

On this 26th day of March, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **NORMA C. GUITRON** to me known to be the Trustee of The Guitron Family Trust the Trust that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Trust, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument on behalf of the Trust.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 26th day of March, 2024.

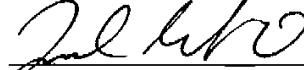


Annalise Claire Csicsery
Notary Public in and for the State of WA
My Commission Expires: February 3, 2025.

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DATED this 26th day of March, 2024.

THE GUITRON FAMILY TRUST


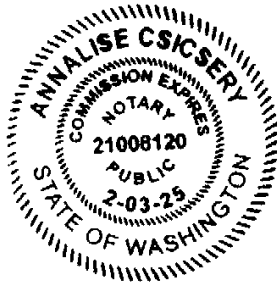


BY: RAUL O. GUITRON, Trustee

STATE OF WASHINGTON)
SS.
COUNTY OF WHATCOM)

On this 26th day of March, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **NORMA C. GUITRON** to me known to be the Trustee of The Guitron Family Trust the Trust that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Trust, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument on behalf of the Trust.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 26th day of March, 2024.



Annalise Claire Csicsery
Notary Public in and for the State of WA
My Commission Expires: February 3, 2025.

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**EXHIBIT A
LEGAL DESCRIPTION**

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of Tract A of Skagit County Short Plat No. 7-72, approved March 7, 1972, (being located in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East, W.M.); and running thence North 89 Degrees 51'07" East along the Easterly continuation of the South line of said Short Plat, a distance of 97 feet; thence North 0 Degrees 13'18" West, and parallel with the East line of said Short Plat, a distance of 180 feet, more or, less, to the South line of James McLennin Road, thence West along the South line of of McLennin Road, a distance of 97 feet to the Northwest corner of Tract 1, Short Plat No. 50-74; thence South along the West line of Tract 1, and the continuation thereof, a distance of 180 feet, more or less, to the Southeast corner of Tract A, Skagit County Short Plat No. 7-72, and the point of beginning.

Situate in the County of Skagit, State of Washington.