



202404020061

04/02/2024 01:59 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When Recorded Please Return To:
LAWRENCE A. PIRKLE
P.O. Box 1788
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 0096
APR 02 2024

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

QUIT CLAIM DEED

THE GRANTOR, WENDY B. BROWN, as Personal Representative of the Estate of LLOYD JOHN BROWN (Deceased), under Skagit County Cause No. 20-4-00371-29, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f)), conveys and quit claims to **GRANTEE**, WENDY B. BROWN, a single person as her separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Numbers: P27832 (340425-3-003-0008) & P27798 (340425-0-008-0017)

Abbreviated Legal Description: Lot 1, SP #22-80, AF #8005020017 (Ptn NW SW, 25-34-4) & Lot 4, SP #24-89, AF #9606280013 (Ptn W1/2, 25-34-4).

Full Legal Description: Attached hereto as Exhibit "A" and incorporated herein by this reference.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements and assessments of record, if any.

Dated this 1st day of April, 2024.

Wendy B. Brown
WENDY B. BROWN, as Personal Representative
of the Estate of LLOYD JOHN BROWN

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that WENDY B. BROWN is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of LLOYD JOHN BROWN to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 1st day of April, 2024.



LAWRENCE A. PIRKLE

NOTARY PUBLIC in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/27

EXHIBIT "A"

Assessor's Parcel Numbers: P27832 (340425-3-003-0008) & P27798 (340425-0-008-0017)

PARCEL "A":

Tract 1, Skagit County Short Plat No. 22-80, as approved May 2, 1980, recorded May 2, 1980, in Volume 4 of Short Plats, page 77, under Auditor's File No. 8005020017, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 34 North, Range 4 East, W.M.,

EXCEPT that portion conveyed to the County of Skagit on June 20, 1997, under Auditor's File No. 9706200043, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress, egress and utilities as show on the face of Skagit County Short Plat No. 22-80, as approved May 2, 1980, recorded May 2, 1980, in Volume 4 of Short Plats, page 77, under Auditor's File No. 8005020017, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Lot 4, Skagit County Short Plat No. 24-89, as approved June 16, 1989, recorded June 28, 1989, in Volume 8 of Short Plats, pages 137 and 138, under Auditor's File No. 8906280013, records of Skagit County, Washington, being a portion of the West 1/2 of the Northwest 1/4 of Section 25 and the East 1/2 of the Northeast 1/4 of Section 26, Township 34 North, Range 4 East, W.M.

EXCEPT that portion conveyed to the County of Skagit on June 20, 1997, under Auditor's File No. 9706200043, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.

