



202406210066

06/21/2024 02:14 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

Prepared By:
Ms. Trudy A. Zimmerman
410 Charles Ave
Burlington, Washington 98233

After Recording Return To:
Marcus Zimmerman
11228 Peter Anderson Rd
Burlington, Washington 98233

)
)
) SKAGIT COUNTY WASHINGTON
) REAL ESTATE EXCISE TAX
) 2024-1058
) JUN 21 2024

) Amount Paid \$
) Skagit Co. Treasurer
) By Deputy

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Ms. Trudy A. Zimmerman ("*Grantor*") , whose address is 410 Charles Ave, Burlington, Washington 98233, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Mr. Marcus D. Zimmerman ("*Grantee*") , whose address is 11228 Peter Anderson Rd, Burlington, Washington 98233, all right, title, interest and claim to the following real estate property located at 11228 Peter Anderson Rd in the City/Township of Burlington, located in the County of Skagit and State of Washington and ZIP code of 98233, to-wit:

P62357

Property having Lot No. , with the Section No. 33, and having the following description: THAT PORTION OF TRACT 13 DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 13 RUNNING THENCE WEST ALONG THE SOUTH LINE THEREOF, 561 FEET; THENCE NORTH 144 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY; THENCE FOLLOWING THE LINE OF THE RIGHT OF WAY IN A NORTHEASTERLY DIRECTION FOR 627 FEET, MORE OR LESS, TO THE EAST LINE OF TRACT 13; THENCE SOUTH 412.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPT WITH THAT PORTION OF THE FOLLOWING DESCRIBED TRACT 'X' THAT LIES WESTERLY OF THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 9, PLAT OF BROWN AND MCMILLEN DV NO. 1. AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 57 AND 58, RECORDS OF SKAGIT COUNTY, WASHINGTON. TRACT 'X': THAT PORTION OF TRACT 13, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 13 RUNNING THENCE WEST ALONG THE SOUTH LINE THEREOF, 561 FEET; THENCE NORTH 144 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY; THENCE FOLLOWING THE LINE OF THE RIGHT OF WAY IN

A NORTHEASTERLY DIRECTION FOR 627 FEET, MORE OR LESS, TO THE EAST LINE OF TRACT 13; THENCE SOUTH 412.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING..

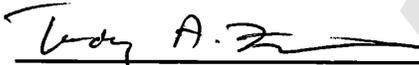
MZ

~~FOR VALUABLE CONSIDERATION, in the amount of \$300,000.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.~~

GIFTED

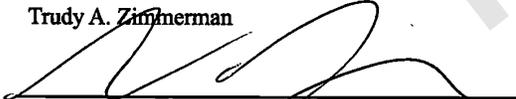
BE IT FURTHER KNOWN, that this transfer shall be effective as of 06/16/2024, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.



(Grantor's or Authorized Representative's Signature)

Trudy A. Zimmerman



(Grantee's or Authorized Representative's Signature)

Marcus D. Zimmerman

Signed in our presence:



(Witness #1 Signature)

Steve Cruse

(FIRST WITNESS NAME TYPED)



(Witness #2 Signature)

Robin Parker

(SECOND WITNESS NAME TYPED)

Grantee's Address:

Grantor's Address:

Mr. Marcus D. Zimmerman
11228 Peter Anderson Rd
Burlington, Washington 98233

Ms. Trudy A. Zimmerman
410 Charles Ave
Burlington, Washington 98233

Mail Subsequent Tax Bills To:

Marcus Zimmerman
11228 Peter Anderson Rd
Burlington, Washington 98233

STATE OF WASHINGTON

)

COUNTY OF SKAGIT

)

SS.

)

The foregoing Quit Claim Deed was acknowledged before me on 06/18/2024 by Ms. Trudy A. Zimmerman, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:



(Signature of Notary)

Uriel Garcia

(Printed Notary Name) Skagit, Washington

My Commission expires: 05-24-27

