



202410210079

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Skagit County Auditor

Return Address:

Ostrem Law, PLLC
8905 Roosevelt Way NE
Seattle, WA 98115

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 2639
OCT 21 2024

Amount Paid \$ ~~0~~
Skagit Co. Treasurer
By  Deputy

Document Title(s) (or transactions contained therein):

Statutory Warranty Deed

Reference Number(s) of Document assigned or released:

n/a

Grantor(s) (Last name first, then first name and initial(s)):

RIGG MCADAMS, LUCY, an unmarried woman

Grantee(s) (Last name first, then first name and initial(s)):

RIGG MCADAMS, LUCY, Trustee of the LUCY RIGG MCADAMS GUEMES RESIDENCE TRUST, u/a dtd 02/13/2024

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range):

(2.0000 ac) TAX 28BAAAA BEG ON S LI SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., SD PT IS 1479.53FT E OF SW C SD SEC 12 TH N 653.53FT TH E 200FT TH S TO MEAN LI TH WLY ALG MEAN LI TAP S OF POB TH N TPB LESS RD & TAX 28BAAAB;
TAX 28AABA 2ND CLASS TIDELANDS PTN IN SECTIONS 13 & 12, SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., TIDE LANDS LYING IN FRONT OF E 200' OF TR G REFEREES PLAT LESS TAX 28AABB

Assessor's Property Tax Parcel/Account Number(s):

Skagit County Parcel No. P31394 and P31415.

AFTER RECORDING MAIL TO:

Ostrem Law, PLLC
8905 Roosevelt Way NE
Seattle, WA 98115

STATUTORY WARRANTY DEED

THE GRANTOR, LUCY RIGG MCADAMS, an unmarried woman, for and in consideration only of transferring her interest in the herein described property to an irrevocable trust, conveys and warrants to THE GRANTEE, LUCY RIGG MCADAMS, Trustee of the LUCY RIGG MCADAMS GUEMES RESIDENCE TRUST, u/a dtd 02/13/2024, her entire interest in the following described real estate, situated in Skagit County, State of Washington, including any interest therein which Grantor may hereafter acquire:

Skagit County Parcel No. P31394 and P31415.

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., WHICH POINT IS 1479.53 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 653.53 FEET; THENCE EAST 100 FEET; THENCE SOUTH TO THE MEANDER LINE OF GUEMES CHANNEL; THENCE WESTERLY ALONG SAID MEANDER LINE TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING EXCEPT, COUNTY ROAD ALONG THE NORTH SIDE OF SAID DESCRIBED PREMISES. ALSO TIDELANDS OF THE SECOND CLASS, SITUATE IN FRONT OF AND ABUTTING SAID LANDS ABOVE DESCRIBED.

SUBJECT TO: THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY.

Property Address: 5322 South Shore Drive, Anacortes, WA 98221 and 5326 South Shore Drive, Anacortes, WA 98221.

