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12/02/2024 04:20 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

Recorded at the Request of:

Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 3142  
DEC 02 2024

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *LT* Deputy

**QUIT CLAIM DEED**

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GRANTORS: **K. MELODY KUE and ROBERT G. PASS**, as Co-Trustees of **THE PASS FAMILY TRUST**, utd 12/07/1993

GRANTEES: **K. MELODY KUE**, a married woman as her separate estate;  
and  
**ROBERT G. PASS**, a married man as his separate estate;  
each as to an undivided one-half fractional interest, as tenants in common

Abbreviated Legal: PTN NE ¼ SW ¼ SEC 18, TWP 34 N, R 4 E, W.M.

Additional Legal on: Exhibit "A"

Assessor's Tax Parcel Nos.: 340418-0-013-0001; P26055  
340418-0-014-0000; P26056

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THE GRANTORS, **K. MELODY KUE** and **ROBERT G. PASS**, as Co-Trustees of **THE PASS FAMILY TRUST**, dated December 7, 1993, in distribution to the trust beneficiaries upon termination of said Trust in accordance with the terms of said Trust, and for no monetary consideration, hereby convey and quit claim to the GRANTEES, **K. MELODY KUE**, a married woman as her separate estate; and **ROBERT G. PASS**, a married man as his separate estate, each as to an undivided one-half fractional interest, as tenants in common, all of

Grantors' right, title, and interest, together with all after-acquired title, in and to that certain real property situated in the County of Skagit, State of Washington, and legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions, and reservations of record.

DATED: November 27, 2024.

**IRENE E. PASS SURVIVOR'S TRUST A**, utd  
December 7, 1993

By K. Melody Kue  
**K. MELODY KUE**, Co-Trustee  
Dated: November 27, 2024

By Robert G. Pass  
**ROBERT G. PASS**, Co-Trustee  
Dated: November 26, 2024

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **K. MELODY KUE** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it as the Co-Trustee of **THE PASS FAMILY TRUST**, utd December 7, 1993, 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 27<sup>th</sup> day of November, 2024.



Elizabeth Scott  
Printed Name ELIZABETH SCOTT  
NOTARY PUBLIC in and for the State of Montana  
My Commission Expires 3/9/27

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **ROBERT G. PASS** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it as the Co-Trustee of **THE PASS FAMILY TRUST**, utd December 7, 1993, 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 20<sup>th</sup> day of November, 2024.



*Elizabeth Scott*

Printed Name ELIZABETH SCOTT  
NOTARY PUBLIC in and for the State of Montana  
My Commission Expires 3/9/27

**EXHIBIT "A"**Legal Descriptions:340418-0-013-0001; P26055

The West ten (10) acres of the following described tract of land:

Beginning at the center of Section 18, Township 34 North, Range 4 East of W.M.; thence West along the East and West quarter section line a distance of 32 rods; thence South 1980 feet more or less to the North line of the county road running through Lot 6 of said section; thence Easterly along the North line of said road to the North and South quarter section line through said section; thence North to the place of beginning, except rights of way.

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Part of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and of Lot 6, Section 18, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section, which is 15.5 rods east of the northwest corner of said NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; thence South parallel with the West line of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  600 feet; thence east parallel with the North line of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  12.5 rods; thence South parallel with the west line of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  to the north bank of the Skagit River; thence easterly along the north bank of said river to intersect with a line parallel with and 32 rods west of the north and south quarter section line through said Section; thence north along said parallel line to a point 32 rods west of the center of said Section; thence West 566.2 feet, more or less, to the place of beginning.

Except rights of way for railroad, county road, and ditches, and also excepting those portions of said premises now owned or in use by Diking District No. 17.