

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250096
Jan 14 2025
Amount Paid \$1592.87
Skagit County Treasurer
By Lena Thompson Deputy

AFTER RECORDING RETURN TO:
MORTGAGE CONNECT/ TITLE CURATIVE
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3289188

QUITCLAIM DEED

THIS DEED made and entered into on this 16 day of December, 2024, by and between **Stephanie Montroy, a single woman**, residing at 20241 Prairie Road, Sedro-Woolley, WA 98284, and **Tamara Fischer, a single woman**, residing at 11225 Garland Lane, La Conner, WA 98257, hereinafter referred to as Grantor(s) and **Stephanie Montroy, a single woman**, residing at 20241 Prairie Road, Sedro-Woolley, WA 98284, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, conveys and quitclaims to the said Grantee(s) the following described real estate located in Skagit County, State of Washington:

That portion of Government Lot 2 of Section 4, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of said Lot 2 with the North line of the County road;
thence Westerly along said North line to a point which is 200 feet West of the East line of said Lot 2, when measured at right angles thereto;
thence North parallel to and 200 feet West of the East line of said Lot 2, 435 feet;
thence East 200 feet to said East line;
thence South to the point of beginning.

TOGETHER WITH an easement for ingress and egress over and across an existing road running in a generally Easterly and Westerly direction from the North line of the Prairie County Road to the West line of the above described tract.

Situate in the County of Skagit, State of Washington.

Property Tax ID No.: 350404-0-006-0005/P35750

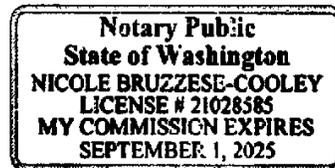
Dated: 12/16/2024

Tamara Fischer
Tamara Fischer

STATE OF Washington
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **Tamara Fischer**, (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/the:r) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/16/2024



Nicole Bruzese-Cooley
Notary Public in and for the State of Washington
Print Name: Nicole Bruzese-Cooley
Residing at: Arlington
My appointment expires: 09/01/2025

Also known as: 20241 Prairie Road, Sedro-Woolley, WA 98284

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Dated: 1/6/2025

Stephanie Montroy
Stephanie Montroy

STATE OF Washington
COUNTY OF Skaott

I certify that I know or have satisfactory evidence that **Stephanie Montroy**, (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/hers/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1.6.25

C.D. Walker
Notary Public in and for the State of Washington
Print Name: C.D. WALKER
Residing at: SEDRO WOOLLEY, WA 98284
My appointment expires: 12.14.28

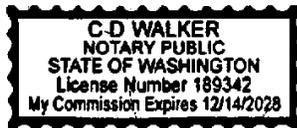


Exhibit A
Legal Description

That portion of Government Lot 2 of Section 4, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of said Lot 2 with the North line of the County Road; thence Westerly along said North line to a point which is 200 feet West of the East line of said Lot 2, when measured at right angles thereto; thence North parallel to and 200 feet West of the East line of said Lot 2, 435 feet; thence East 200 feet to said East line; thence South to the point of beginning.

TOGETHER WITH an easement for ingress and egress and egress

Abbreviated Legal: Section 4, Township 35 North, Range 4 East; Ptn. Govt. Lot 2

Tax ID: 350404-0-006-0005/P35750

Being the same property as conveyed from Justin Young and Jennifer L. Young, husband and wife to Stephanie Montroy, a single woman and Tamara Fischer, a single woman as set forth in Deed Instrument #201507280103 dated 07/28/2015, recorded 07/28/2015, SKAGIT County, WASHINGTON.

Parcel ID: 350404-0-006-0005/P35750