

Return Address:
Edmonds Wills & Trusts
Kyle G. Ray, Attorney at Law
114 2nd Avenue South, Suite 101
Edmonds, WA 98020

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20250372
Date 02/11/2025

QUIT CLAIM DEED

Grantors:

1. **SLOTEMAKER, DEREK J.**
2. **SLOTEMAKER, SUSAN C.**

Grantees:

1. **DEREK J. SLOTEMAKER and SUSAN C. SLOTEMAKER**, Trustee, or successor Trustee(s)
of the **DEREK J. SLOTEMAKER AND SUSAN C. SLOTEMAKER TRUST DATED
JANUARY 29, 2025**

Property Address:

1. 18560 SOUTH WESTVIEW RD, MOUNT VERNON, WA 98274

Abbreviated Legal Description: (see attached Exhibit "A" for full legal description)

1. LOT(S): PTN. 1, 2 AND 3, BLOCK: 43, MONTBORNE, SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel Account Number:

1. P74706 / 4135-043-900-0803

QUIT CLAIM DEED

DEREK J. SLOTEMAKER and SUSAN C. SLOTEMAKER, a married couple, hereby quit claims and conveys to **DEREK J. SLOTEMAKER and SUSAN C. SLOTEMAKER, Trustee, or successor Trustee(s) of the DEREK J. SLOTEMAKER AND SUSAN C. SLOTEMAKER TRUST DATED JANUARY 29, 2025**, (hereinafter referred to as "Assignee"), the following described real estate in Skagit County, State of Washington:

Property Address: 18560 SOUTH WESTVIEW RD, MOUNT VERNON, WA 98274

Tax Parcel Number: P74706 / 4135-043-900-0803

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF

EXHIBIT "A"

For APN/Parcel ID(s): P74706 / 4135-043-900-0803

PARCEL "A":

THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY), LYING WESTERLY OF LINE 'RR' DESCRIBED BELOW AND BETWEEN THE NORTHEASTERLY EXTENSIONS OF BOTH THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF THAT CERTAIN TRACT OF LAND IN BLOCK 43 AND VACATED LAKESIDE BOULEVARD OF 'THE TOWN OF MONTBORNE,' AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, SOLD BY REAL ESTATE CONTRACT RECORDED AS AUDITOR'S FILE NO. 634911 TO FRED WEST, ET. UX. EXCEPT THE NORTHEASTERLY 47.50 FEET AS CONVEYED TO SKAGIT COUNTY IN BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY RECORDING NO. 202012160214. LINE 'RR': BEGIN AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 6 OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST W.M., WHICH IS MIDWAY BETWEEN THE CENTERLINE OF THE ORIGINAL 100 FOOT WIDE RIGHT-OF-WAY OF THE SEATTLE LAKE SHORE AND EASTERN RAILWAY AND THE CENTERLINE OF THE LAST MAINLINE TRACK OF THE NORTHERN PACIFIC RAILWAY AS IT EXISTED IN 1970; THENCE NORTHERLY ON A LINE DRAWN MIDWAY BETWEEN THE CENTERLINE OF THE ORIGINAL 100 FOOT WIDE RIGHT-OF-WAY AND THE CENTERLINE OF THE ABOVE DESCRIBED MAINLINE TRACK TO THE POINT OF INTERSECTION OF SAID CENTERLINES, SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION. SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL "B":

THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY), LYING WESTERLY OF LINE 'RR' DESCRIBED BELOW AND BETWEEN THE NORTHEASTERLY EXTENSIONS OF BOTH THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF THAT CERTAIN TRACT OF LAND IN BLOCK 43 AND VACATED LAKESIDE BOULEVARD OF 'THE TOWN OF MONTBORNE,' AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, CONVEYED TO FRED WEST, ET UX, BY DEED RECORDED JANUARY 27, 1982, AS AUDITOR'S FILE NO. 8201270005. EXCEPT THE NORTHEASTERLY 47.50 FEET AS CONVEYED TO SKAGIT COUNTY IN BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY RECORDING NO. 202012160214 LINE 'RR': BEGIN AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 6 OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST W.M., WHICH IS MIDWAY BETWEEN THE CENTERLINE OF THE ORIGINAL 100 FOOT WIDE RIGHT-OF-WAY OF THE SEATTLE LAKE SHORE AND EASTERN RAILWAY AND THE CENTERLINE OF THE LAST MAINLINE TRACK OF THE NORTHERN PACIFIC RAILWAY AS IT EXISTED IN 1970; THENCE NORTHERLY ON A LINE DRAWN MIDWAY BETWEEN THE CENTERLINE OF THE ORIGINAL 100 FOOT WIDE RIGHT-OF-WAY AND THE CENTERLINE OF THE ABOVE DESCRIBED MAINLINE TRACK TO THE POINT OF INTERSECTION OF SAID CENTERLINES, SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION. SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL "C":

THAT PORTION OF LOTS 1, 2 AND 3, BLOCK 43, "PLAT OF THE TOWN OF MONTBORNE", ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT CO., AND THAT PORTION OF VACATED LAKESIDE BLVD. ADJOINING SAID LOTS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THAT CERTAIN 40 FT. ROADWAY CONVEYED TO SKAGIT CO. BY DEED DATED OCTOBER 9, 1946 AND RECORDED UNDER AUDITOR'S FILE NO. 397033, IN VOL. 213 OF DEEDS, PAGE 368, 60 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID 40 FEET ROADWAY A DISTANCE OF 50 FEET TO A POINT ON SAID 40 FEET ROADWAY THAT IS 10 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO AN INTERSECTION OF THE SHORE LINE OF BIG LAKE WITH THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 5 FEET OF SAID LOT 3, EXTENDED SOUTHWESTERLY TO THE SHORE LINE OF BIG LAKE; THENCE SOUTHEASTERLY ALONG THE SHORELINE OF BIG LAKE TO AN INTERSECTION OF SAID SHORELINE OF BIG LAKE AND THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 10 FEET OF SAID LOT 1, EXTENDED SOUTHWESTERLY TO THE SHORELINE OF BIG LAKE; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING (NOTE: THIS PARCEL "C" IS THE PROPERTY IDENTIFIED AS AUDITOR'S FILE NO. 634911 IN PARCEL "A" ABOVE.). SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL "D":

THAT PORTION OF LOTS 1, 2, 3 AND 4, BLOCK 43, "PLAT OF THE TOWN OF MONTBORNE", ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THAT PORTION OF VACATED LAKESIDE BOULEVARD, ADJOINING SAID LOTS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THAT CERTAIN 40 FOOT ROADWAY CONVEYED TO SKAGIT COUNTY BY DEED DATED OCTOBER 9, 1946 AND RECORDED UNDER AUDITOR'S FILE NO. 397033, IN VOLUME 213 OF DEEDS, PAGE 368, 10 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID LOT 1: THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID 40 FOOT ROADWAY A DISTANCE OF 50 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID LOT 3; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO AN INTERSECTION OF THE SHORELINE OF BIG LAKE WITH THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 15 FEET OF SAID LOT 4 EXTENDED SOUTHWESTERLY TO THE SHORELINE OF BIG LAKE; THENCE SOUTHEASTERLY ALONG THE SHORELINE OF BIG LAKE TO AN INTERSECTION OF SAID SHORELINE OF BIG LAKE AND THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 5 FEET OF SAID LOT 3 EXTENDED SOUTHWESTERLY TO THE SHORELINE OF BIG LAKE; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING (NOTE: THIS PARCEL "D" IS THE PROPERTY IDENTIFIED AS AUDITOR'S FILE NO. 8201270005 IN PARCEL "B" ABOVE). SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL "E":

THAT PORTION OF THE NORTHEASTERLY 40 FEET OF BLOCK 43, CONVEYED TO SKAGIT COUNTY BY DEED DATED OCTOBER 9, 1946 AND RECORDED UNDER AUDITOR'S FILE NO 397033, IN VOLUME 213 OF DEEDS, PAGE 368, LYING BETWEEN THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THE PROPERTY IDENTIFIED AS AUDITOR'S FILE NO. 8201270005 AND THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF THE PROPERTY IDENTIFIED AS EXHIBIT 'A' LEGAL DESCRIPTION AUDITOR'S FILE NO. 634911. ALL RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. SURVEY AF#202103150137