



202502120017


02/12/2025 10:10 AM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 0375  
FEB 12 2025

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

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### *Quitclaim Deed*

**Grantors:** Kenneth Dale Jenkins & Eunice I. Jenkins, Trustees of the Kenneth Dale Jenkins & Eunice I. Jenkins Revocable Living Trust

**Grantees:** Kenneth Dale Jenkins & Eunice I. Jenkins h/w

**Legal Description:** ptn Block 34, McKenna & Elliott's 2<sup>nd</sup> Addn to Bayview

**Assessor's Property Tax Parcel or Account Nos.:** P35073

**Reference Nos of Documents Assigned or Released:** 202407030060

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THIS INDENTURE is made this 12 day of FEBRUARY, 2025, between Kenneth Dale Jenkins & Eunice I. Jenkins, Trustees of the Kenneth Dale Jenkins & Eunice I. Jenkins Revocable Living Trust, Grantors, and Kenneth Dale Jenkins & Eunice I. Jenkins, h/w, Grantees.

### *Recitals*

- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P35073, described in the attached Exhibit A.
- b. Grantors wish to change the form of ownership of the subject property. The area has been certified as a legal lot of record per the Lot Certification under File No. PL24-0230, AFN 202407030060.
- c. A diagram showing the parcels in question is attached as Exhibit B.

*Conveyance*

THEREFORE, for and in consideration of a change in the form of ownership, and for no monetary consideration, grantors do hereby convey and quitclaim to grantees all of their interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit A.

KENNETH DALE JENKINS & EUNICE I. JENKINS REVOCABLE LIVING TRUST

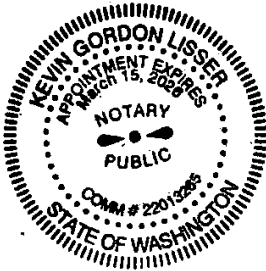
Kenneth Dale Jenkins  
KENNETH DALE JENKINS, Trustee

Eunice I. Jenkins  
EUNICE I. JENKINS, Trustee  
By Kenneth Dale Jenkins, Attorney in Fact

STATE OF WASHINGTON )  
 )  
COUNTY OF SKAGIT )

On this day personally appeared before me Kenneth Dale Jenkins, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12 day of FEBRUARY, 2025.



Kevin Lisser  
NOTARY PUBLIC in and for the State of Washington, residing at  
MOUNT VERNON  
My commission expires: 3-15-26  
Name: KEVIN LISSER

**Exhibit "A"**

A portion of Block 34, McKenna & Elliott's Second Addition to Bay View, recorded in Volume 3 of Plats, page 19, records of Skagit County, being a portion of Government Lot 1, Section 31, Township 35 North, Range 3 East, W.M., being more particularly described as follows:

The Easterly 60 feet as measured perpendicular to the Easterly line, of said Block 34, of the Southerly 120 feet, as measured perpendicular to the Southerly line, of said Block 34 of the following described Tract "X":

**Tract "X"**

One block of 8 lots, commencing 60 feet in an Easterly direction from the Northeast corner of Block 16, as per Siegfried's First Addition to the Town of Bay View, Washington (recorded in Volume 1 of Plats, page 11);  
thence running in an Easterly direction and parallel with C Street, if extended, 240 feet;  
thence Southerly and parallel with the street 240 feet;  
thence Westerly along D Street, if the same were extended, 240 feet;  
thence Northerly along the East side of Fifth Street to the PLACE OF BEGINNING, the block being 240 feet square and containing 8 lots 60 by 110 feet.

(Also known as Block 34, McKenna & Elliott's Second Addition to Bay View, recorded in Volume 3 of Plats, page 19, records of Skagit County)

SUBJECT TO that certain Agreement and Easement dated May 19, 1956 and recorded under Auditor's File No. 536372 (said easement location not described);

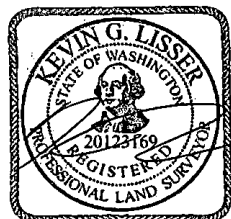
TOGETHER WITH an easement for septic drainfield purposes, and the maintenance thereof, over, under and across the Northerly 50 feet of the Southerly 82 feet of the Westerly 15 feet of the Easterly 75 feet of said Block 34, McKenna & Elliott's Second Addition to Bay View.

AND SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

This legal description is based upon that certain Warranty Deed recorded under Skagit County Auditor's File No. 364323, which did not specify the intended location of the 60 foot by 120 foot parcel, the above description clarifies the location.

Skagit County Planning and Development Services certified this property per Lot Certificate No. PL-24-0230 recorded under Skagit County Auditor's File No. 202407030060. This deed is necessary to re-establish the parcel in the chain of title, see attached letter from said Skagit County Planning and Development Services dated January 16, 2025.



2-7-25

# EXHIBIT "B"

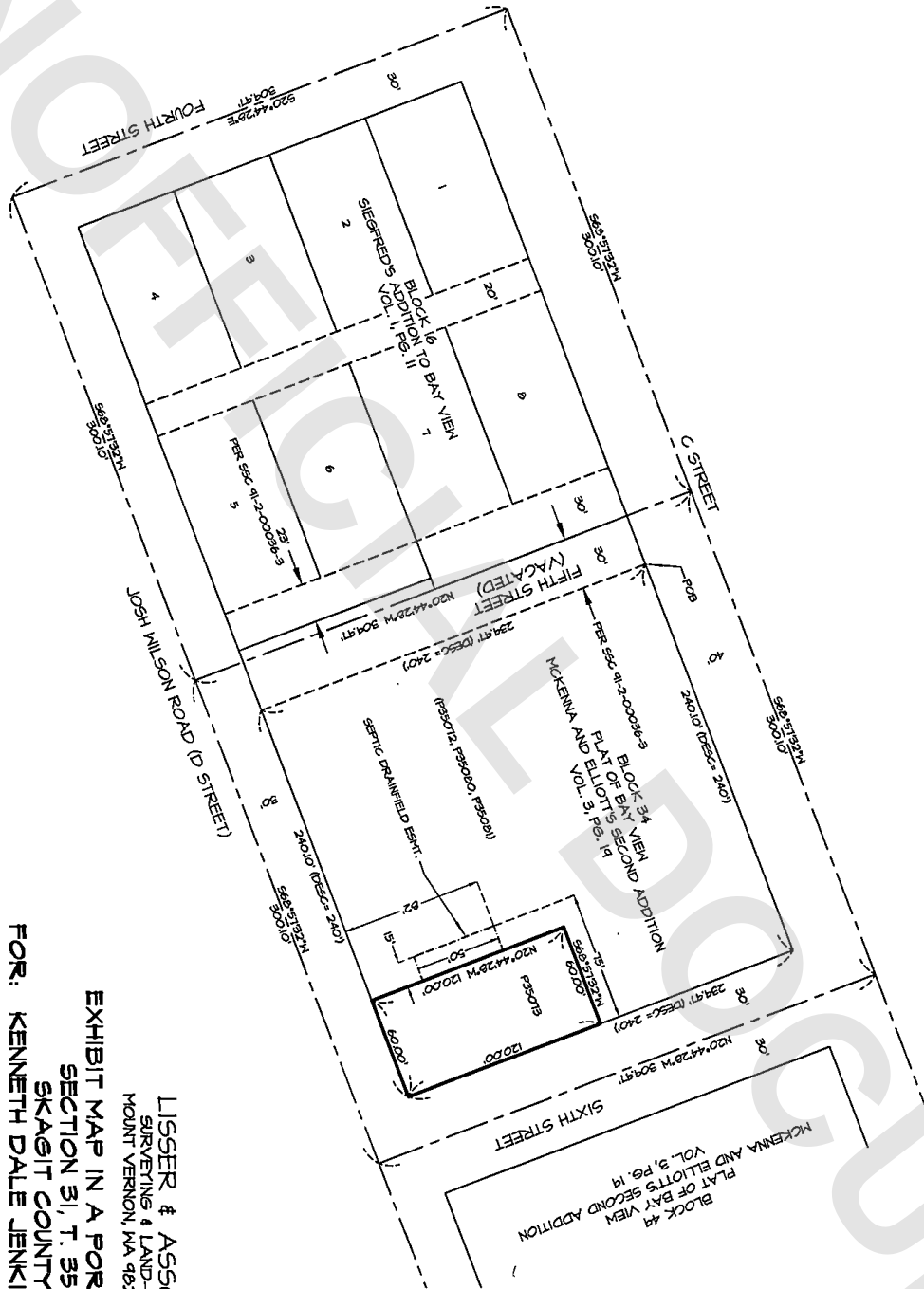
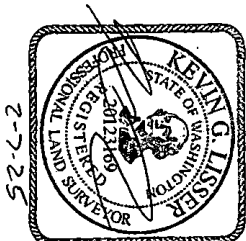


EXHIBIT MAP IN A PORTION OF GOV'T LOT 1  
SECTION 31, T. 35 N., R. 3 E., M.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: KENNETH DALE JENKINS AND EUNICE I. JENKINS

LISSE & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98275 360-414-1442



MERIDIAN: ASSUMED  
DATE: 2/07/25  
DWG: 24-094 EXHIBIT

SCALE: 1" = 80'





**Skagit County**  
**Planning & Development Services**  
Jack Moore, Director

**January 16, 2025**

Jenkins Revocable Living Trust  
**C/O Kenneth Jenkins**  
12638 C Street  
Mount Vernon, WA 98273

**RE: Skagit County Lot Certification PL24-0230**

Our office is writing to you to confirm that the **Lot Certification PL24-0230**, recorded under AF. No. 202407030060, constitutes the Department's final determination regarding lot of record status for the relevant property as for its eligibility for development and conveyance under SCC 14.06.140(5)(b) & (7)(a). As such it may be relied upon for any development application that requires a lot certification. SCC 14.06.140(2)(b); SCC 14.06.140(5)(b).

Please keep this letter with your lot certification and other property records.

Sincerely,

Jack Moore, Director  
Skagit County Planning & Development Services

cc: file