

**Filed for Record at Request of and  
AFTER RECORDING MAIL TO:**

William O. Kessler  
Beresford Booth PLLC  
145 3rd Avenue South, Suite 200  
Edmonds, WA 98020

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20250487  
Date 02/24/2025

**WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

<b>Document Title(s)</b> (or transactions contained therein); (all areas applicable to your document <u>must</u> be filled in)	
QUIT CLAIM DEED	
<b>Reference Number(s) of Documents assigned or released:</b>	
Auditor's Number 201803120122 Auditor's Number 796429	
<b>Grantor(s)</b> (Last name, first name, initials)	
GUARDIANSHIP SERVICES OF SEATTLE as Executor of the Estate of Douglas S. Snider under Whatcom County Superior Court Cause #24-4-00841-37	
<b>Grantee(s)</b> (Last name first, then first name and initials)	
PATRICIA E. SNIDER, as her separate estate	
<b>Legal description</b> (abbreviated: i.e. lot, block, plat or section, township, range)	
LOT #451. "SURVEY OF SHELTER BAY DIVISION NO. 3, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION", AS RECORDED IN VOLUME 43 OF OFFICIAL RECORDS, PAGES 839 TO 842, INCLUSIVE, UNDER AUDITOR'S FILE NO. 737014, AND AMENDMENT THERETO RECORDED IN VOLUME 66 OF OFFICIAL RECORDS, PAGE 462, UNDER AUDITOR'S FILE NO 753371 RECORDS OF SKAGIT COUNTY, WASHINGTON.	
<b>Assessor's Property Tax Parcel/Account Number</b>	<input type="checkbox"/> Assessor Tax # not yet assigned
P129256	
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

**FILED FOR RECORD AT REQUEST OF,  
AFTER RECORDING MAIL TO:**

William O. Kessler  
Beresford Booth PLLC  
145 3<sup>rd</sup> Avenue South, Suite 200  
Edmonds, WA 98020

---

**QUIT CLAIM DEED**

Whereas PATRICIA E. SNIDER and DOUGLAS S. SNIDER were sublessees of the following-described real estate as joint tenants with right of survivorship pursuant to that certain Shelter Bay Assignment of Sublease recorded March 12, 2018 under Skagit County Auditor's Number 201803120122 (the "Sublease"):

LOT #451. "SURVEY OF SHELTER BAY DIVISION NO. 3, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION", AS RECORDED IN VOLUME 43 OF OFFICIAL RECORDS, PAGES 839 TO 842, INCLUSIVE, UNDER AUDITOR'S FILE NO. 737014, AND AMENDMENT THERETO RECORDED IN VOLUME 66 OF OFFICIAL RECORDS, PAGE 462, UNDER AUDITOR'S FILE NO 753371 RECORDS OF SKAGIT COUNTY, WASHINGTON.

Subject to all covenants, conditions, restrictions, encumbrances, easements, and rights of record.

Tax Parcel No. P129256

More commonly known as: 451 Modoc Way, La Connor, WA 98257; and

Whereas DOUGLAS S. SNIDER died and his estate is subject to Probate under Whatcom County Superior Court Cause #24-4-00841-37 (the "Estate"); and

Whereas Guardianship Services of Seattle, as Executor of the Estate, wishes to remove any presumptive interest of the Estate in the Sublease;

Now, therefore, **THE GRANTOR**, GUARDIANSHIP SERVICES OF SEATTLE as Executor of the Estate of Douglas S. Snider under Whatcom County Superior Court Cause #24-4-00841-37, conveys and quit claims to the Grantee, PATRICIA E. SNIDER, as her separate estate, any and all of Grantor's right, title, and interest in and to the Sublease, together with all after-acquired title of the Grantor herein.

Dated the 18<sup>TH</sup> day of February, 2025.

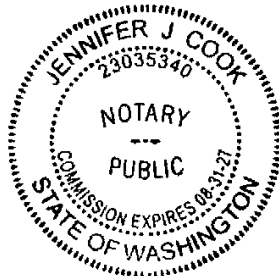
GUARDIANSHIP SERVICES OF SEATTLE,  
as Executor of the Estate of Douglas S. Snider

By: Kirsten Noble  
Printed Name: Kirsten Noble

STATE OF WASHINGTON )  
 )-ss  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that KIRSTEN NOBLE is the person who appeared before me, and said person acknowledged that she signed this instrument and on oath acknowledged that she was authorized to execute the instrument for GUARDIANSHIP SERVICES OF SEATTLE as Personal Representative for the Estate of Douglas S. Snider, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 18<sup>th</sup> day of February, 2025.



Jennifer J. Cook  
PRINT NAME: JENNIFER J COOK  
Notary Public in and for the state of Washington.  
Residing at KING CO, WA.  
My appointment expires: 8/31/2027