



**202502280209**

02/28/2025 03:26 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

When recorded return to:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20250568  
FEB 28 2025

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

## QUIT CLAIM DEED

THE GRANTOR(S) BARBARA KNUTZEN, A SINGLE WOMAN, AS HER SEPARATE ESTATE

for and in consideration of TRANSFER TO REVOCABLE TRUST

in hand paid, conveys and quit claims to BARBARA KNUTZEN, TRUSTEE OF THE BARBARA KNUTZEN  
TRUST DATED JANUARY 21, 2025

the following described real estate, situated in the County of  
WASHINGTON

SKAGIT

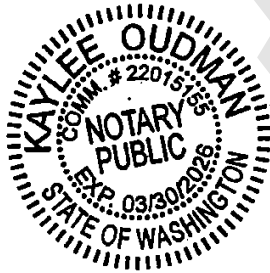
, State of

together with all after acquired title of the grantor(s) herein:

SEE ATTACHED "EXHIBIT A" LEGAL DESCRIPTION

Abbreviated Legal: (Required if full legal not inserted above.)  
PTN TR B, SP 57-75; PTN GOV LT 1, 26-36-2 EWM

Tax Parcel Number(s): P47143 & P47162

Dated: 2-28-25Barbara KnutzenState of WashingtonCounty of SkagitThis record was acknowledged before me on February 28, 2025 by \_\_\_\_\_Barbara Ann Knutzen  
(Signature of notary public)Notary Public in and for the State of: WAMy appointment expires: 3/30/2026

## EXHIBIT A

P47143

LOT B, SHORT PLAT NO. 57-75, APPROVED JANUARY 15, 1976, RECORDED JANUARY 16, 1976, IN BOOK 1 OF SHORT PLATS, PAGE 87, UNDER AUDITORS FILE NO. 828754 AND BEING A PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.,

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF THE MOST WESTERLY LINE OF SAID LOT B, 155.5 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH ALONG SAID WESTERLY LINE 155.5 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID LOT B A DISTANCE OF 60 FEET; THENCE SOUTH 01-42-41 WEST A DISTANCE OF 155.5 FEET; THENCE WESTERLY TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT B; THENCE NORTH 1-42-41 EAST ALONG THE EASTERLY LINE OF LOT B TO A POINT 112.2 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT A, BEING THE TRUE POINT OF BEGINNING; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT A OF SHORT PLAT NO. 57-75, AS DESCRIBED IN DEED CONVEYED TO JERRY HIGHET AND SHELLIE EUBANKS-HIGHET, HUSBAND AND WIFE, RECORDED UNDER AUDITORS FILE NO. 201201230083, RECORDS OF SKAGIT COUNTY, WASHINGTON, A DISTANCE OF 98 FEET; THENCE NORTHWESTERLY TO A POINT WHICH LIES 23 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT A; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 98 FEET, MORE OR LESS, TO THE EASTERLY LINE OF LOT B; THENCE SOUTH 112.2 FEET TO THE POINT OF BEGINNING.

P47162

TIDELANDS OF SECOND CLASS IN FRONT OF, ADJACENT TO, AND ABUTTING LOT B OF SHORT PLAT 57-75, RECORDED UNDER AUDITORS FILE NO. 828754, LYING WESTERLY OF THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT "A" OF SAID SHORT PLAT ABOVE DESCRIBED, AND LYING EASTERLY OF THE WEST LINE OF THE EAST 150 FEET OF THE WEST 817.67 FEET OF GOVERNMENT LOT 1 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.; EXCEPT ANY PORTION THEREOF LYING WITHIN A TRACT CONVEYED OCTOBER 15, 1901, BY THE STATE OF WASHINGTON TO JNO. EARLS BY BUSH ACT OYSTER LANDS DEED RECORDED NOVEMBER 9, 1942, IN VOLUME 187 OF DEEDS, PAGE 427.