



202503100048

03/10/2025 02:19 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

Recording requested by:)
)
)
when recorded, please return)
this deed to:)
Cynthia Jean Gurno)
17422 Britt Road)
Mount Vernon, WA 98273)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20250672
MAR 10 2025

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

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QUIT CLAIM DEED

For and in consideration of Gifts, the receipt and sufficiency of which is hereby acknowledged, Frances Ann Beck ("Grantor") as her separate property hereby CONVEYS and QUITCLAIMS to Cynthia Jean Gurno ("Grantee") all the right, title, interest and claim, together with all after acquired title of the Grantor, to the following real property Known As:

17422 Britt Road, Mount Vernon, WA. 98273 and 17420 Britt Road, Mount Vernon, WA. 98273 County of Skagit, State of Washington with the following legal description:

Parcel Number	Xrefid	Quarter.	Section.	Township.	Range
P29248.	3404431-0-013-0004	NW	31	34	04

TAX 4A: DK 3: THAT PORTION OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2, WHICH POINT BEARS NORTH 88 DEGREES 59'30" EAST, A DISTANCE OF 710 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88 DEGREES 59'30" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 265 FEET; THENCE NORTH 00 DEGREES 36'00" WEST, A DISTANCE OF 311 FEET; THENCE SOUTH 88 DEGREES 59'30" WEST, A DISTANCE OF 265 FEET; THENCE SOUTH 00 DEGREES 36'00" EAST, A DISTANCE OF 311 FEET TO THE POINT OF BEGINNING. EXCEPT ROADS. SURVEY RECORDED UNDER AF#200711160139

Parcel ID: P29248

Xref ID: 340431-0-013-0004

To have and to hold all of the Grantor's right, title and interest in and to the above described property unto the said Grantee's, Grantee's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

EXECUTED this day of 18 / Feb / 2025

Frances S. Beck

GRANTOR'S SIGNATURE

Grantors Name:

Frances Ann Beck

17420 Britt Road

Mount Vernon, WA. 98273

Grantee's Name:

Cynthia Jean Gurno

17422 Britt Road

Mount Vernon, WA. 98273

STATE OF WASHINGTON)

County of Skagit)

I certify that I know or have satisfactory evidence that FRANCE ANN BECK is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be (his/her) free and voluntary act for and purposes mentioned in this instrument.

[Signature]

Signature of Notary Public

Denon Lammatao

Signature of Notary Public



My Commission expires: 11 / 02 / 2028