



202503240033

03/24/2025 11:33 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:
Bruce and LaJuana Forrester
18270 E Chinook Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 0820
MAR 24 2025

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

Document Title(s) or transactions contained herein:

Quit Claim Deed

Reference Number(s) of related documents:

There is no reference number assigned or released.

GRANTOR(S):

BRUCE E. FORRESTER and LA JUANA M. FORRESTER, husband and wife.

GRANTEE(S):

BRUCE E FORRESTER and LAJUANA M FORRESTER, Trustees, or their successors in interest, of the FORRESTER Living Trust dated March 17, 2025, and any amendments thereto.

Abbreviated Legal Description: (Full legal located on page 2)

DK 12: DR 19: PTN NW1/4 DAF BAT NE C LOT 10 PLAT KINGS GATE #1 TH S 0-13-00 E ALG E LI SD PLAT 150.01FT TPB TH S 88-56-20 E 227.46FT TH S 26-25-01 E 45.00FT TO INT WI NLY LI OF GN RLY R/W TH S 63-34-59 W ALG NLY LI 275.58 FT TO SE COR SD PLAT TH N 0-13-00 W 167.12 FT TPOB AKA LT D S/P#66-73, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

Assessor's Property Tax Parcel/Account Number(s) at the time of recording:

P23679 / XrefID 340406-0-059-0000

QUIT CLAIM DEED

THE GRANTOR(S), BRUCE E. FORRESTER and LA JUANA M. FORRESTER, husband and wife, for and in consideration of mere conveyance to a revocable living trust, convey and quitclaim to **GRANTEE(S)**, BRUCE E FORRESTER and LAJUANA M FORRESTER, Trustees, or their successors in interest, of the FORRESTER Living Trust dated March 17, 2025, and any amendments thereto, all of the Grantors' right, title, and interest in the following described real estate situated in the County of Skagit, State of Washington, together with any and all right, title, and interest in the property which Grantor may hereafter acquire.

Legal Description:

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 10, PLAT OF "KINGSGATE DIVISION NO.1", ACCORDING TO THE PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO AADNE BAKKE AND RUTH BAKKE, HUSBAND AND WIFE, BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 729066; THENCE SOUTH 0 DEGREES 13'00" EAST ALONG THE EAST LINE OF SAID PLAT, 150.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 56'20" EAST PARALLEL WITH THE NORTH LINE OF SAID TRACT CONVEYED UNDER AUDITOR'S FILE NO. 729066, 227.46 FEET; THENCE SOUTH 26 DEGREES 25'01" EAST 45.00 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY; THENCE SOUTH 63 DEGREES 34'59" WEST ALONG SAID NORTHERLY LINE 275.58 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 0 DEGREES 13'00" WEST ALONG SAID EAST LINE OF PLAT, 167.12 FEET TO THE TRUE POINT OF BEGINNING.

(BEING KNOWN AS LOT D OF SHORT PLAT NO. 66-73, APPROVED FEBRUARY 26, 1974.)

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, ROADWAY, PUBLIC AND PRIVATE UTILITIES, OVER, UNDER AND UPON THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, PLAT OF "KINGSGATE DIVISION NO. 1", ACCORDING TO THE PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH

Cont. legal on page 3

88 DEGREES 56'20" EAST ALONG THE EASTERLY EXTENSION OF THE NORTHERLY MARGIN OF EAST CHINOOK DRIVE IN SAID PLAT, 194.59 FEET TO AN INTERSECTION WITH THE ARC OF A CURVE, THE CENTER OF SAID CURVE BEING SOUTH 47 DEGREES 07'43" EAST 45.00 FEET FROM SAID INTERSECTION; THENCE EASTERLY, SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 276 DEGREES 22'46", AN ARC DISTANCE OF 217.07 FEET TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTHERLY MARGIN OF SAID EAST CHINOOK DRIVE; THENCE NORTH 88 DEGREES 56'20" WEST ALONG SAID EASTERLY EXTENSION, 193.25 FEET TO THE NORTHEAST CORNER OF LOT 9 SAID PLAT; THENCE NORTH 0 DEGREES 13'00" WEST ALONG THE EAST LINE OF SAID PLAT 60.02 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION OF SAID EASEMENT WHICH LIES WITHIN THE ABOVE DESCRIBED MAIN TRACT.

Subject to: This conveyance is subject to the covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Assessor's Property Tax Parcel/Account Number(s) at the time of recording:

P23679 / XrefID 340406-0-059-0000

Commonly known as 18270 E Chinook Drive, Burlington, WA 98233

EXECUTED on this 17 day of March, 2025.

Bruce E. Forrester
BRUCE E. FORRESTER, Grantor

La Juana M. Forrester
LA JUANA M. FORRESTER, Grantor

STATE OF WASHINGTON)
)
) ss.
 COUNTY OF WHATCOM)

On this 17 day of March, 2025, I certify that I know or have satisfactory evidence that BRUCE E. FORRESTER and LA JUANA M. FORRESTER are the persons who appeared before me and that they acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Cynthia Rodriguez

 NOTARY PUBLIC for the State of Washington
 My Commission expires: December 2, 2025

