



202503270027

03/27/2025 10:24 AM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

When recorded return to:

Melissa Dawn Rigdon  
9003 Fruitdale Road  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 0856  
MAR 27 2025

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

QUIT CLAIM DEED

THE GRANTOR(S)

Mark Anthony Sniffen

for and in consideration of

gift for my daughter  
in hand paid, conveys and quit claims to  
Melissa Dawn Rigdon

the following described real estate, situated in the County of Skagit, State of Washington

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

See attached Exhibit A

Abbreviated Legal: (Required if full legal not inserted above.)

PTN NE 25-36-4 EWM

Tax Parcel Number(s):

P49915

Dated: 3-27-2025

Mark Anthony Sniffen Mc Anthony Sniffen

State of Washington

County of Skagit

This record was acknowledged before me on March 27, 2025 by Mark Anthony  
Sniffen.



Belen Martinez  
(Signature of notary public)

Notary Public in and for the State of: WA

My appointment expires: 03/30/26

## Exhibit "A"

**Current Legal Description: Abbreviation Definitions**

(5.3300 ac) (INC M/H SN HOMETTE 72 44X24) THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING WITHIN THE FOLLOWING BOUNDARIES: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 25; THENCE NORTH 01-53-00 EAST ALONG THE EAST LINE OF SAID SECTION 25 AND THE CENTERLINE OF SEDRO-WOOLLEY-WICKERSHAM HIGHWAY, A DISTANCE OF 111.69 FEET; THENCE LEAVING THE EAST LINE OF SAID SECTION 25 NORTH 01-26-44 EAST ALONG THE CENTERLINE OF SEDRO-WOOLLEY-WICKERSHAM HIGHWAY, A DISTANCE OF 993.25 FEET; THENCE LEAVING SAID CENTERLINE NORTH 87-57-46 WEST, A DISTANCE OF 32.71 FEET TO THE WESTERLY MARGIN OF SAID SEDRO-WOOLLEY-WICKERSHAM HIGHWAY; THENCE NORTH 01-26-44 EAST ALONG SAID WESTERLY MARGIN, A DISTANCE OF 174.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 73-30-26 WEST, A DISTANCE OF 65.22 FEET; THENCE SOUTH 32-58-17 WEST, A DISTANCE OF 48.35 FEET; THENCE NORTH 57-01-43 WEST, A DISTANCE OF 112.80 FEET; THENCE NORTH 02-02-15 EAST, A DISTANCE OF 19.57 FEET; THENCE NORTH 87-57-45 WEST, A DISTANCE OF 321.32 FEET; THENCE SOUTH 02-02-15 WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 87-57-45 WEST, A DISTANCE OF 26.67 FEET; THENCE NORTH 02-02-15 EAST, A DISTANCE OF 8.00 FEET; THENCE NORTH 87-57-45 WEST, A DISTANCE OF 790.20 FEET TO THE EASTERLY MARGIN OF BNSF RAILROAD RIGHT OF WAY; THENCE NORTH 03-19-25 EAST ALONG THE EASTERLY MARGIN OF BNSF RAILROAD, A DISTANCE OF 169.24 FEET; THENCE LEAVING SAID EASTERLY MARGIN, SOUTH 87-57-45 EAST, A DISTANCE OF 1,316.86 FEET TO THE WESTERLY MARGIN OF SAID SEDRO-WOOLLEY-WICKERSHAM HIGHWAY; THENCE SOUTH 01-26-43 WEST A DISTANCE OF 221.58 FEET TO THE POINT OF BEGINNING.