



202504010043

04/01/2025 03:34 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

Once recorded, return to:

Kristie Minkoff  
815 123rd Ave NE  
Lake Stevens, WA 98258

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20250936  
APR 01 2025

Amount Paid \$ 3992.20  
Skagit Co. Treasurer  
By *[Signature]* Deputy

This Space for Recorder's Use Only.

### Washington Quitclaim Deed

State of Washington, County of Skagit

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of  
love and affection US Dollars (\$ 130,000.00 ) in hand, paid to

Beverly Overby Trust,  
with an address of  
815 123rd Ave NE, Lake Stevens, WA 98258

(the "Grantor" or "Grantors"), hereby conveys and quitclaims to:

Karrie Yurkanin,  
with an address of  
2131 W. Beaver Lake Dr. SE, Sammamish, WA 98075

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following  
described real estate, situated in Skagit County, Washington, to wit:

**A complete legal description of the real property being conveyed by this  
instrument is attached hereto on page 4 as EXHIBIT A.**

*PTN SW NE 9-34-4 EWM*

Tax Parcel ID Number P24295

The property identified herein  is -OR-  is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Kristie Minkoff

Address: 815 123rd Ave NE, Lake Stevens, WA 98258



This instrument was prepared by:

Name: Kristie Minkoff

Address: 815 123rd Ave NE. Lake Stevens, WA 98258

**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

**IN WITNESS WHEREOF**, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature:

*Kristie Minkoff*

Date:

3/27/2025

Printed Name:

Kristie Minkoff, Trustee

Grantor Signature:

Date:

Printed Name:

### NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

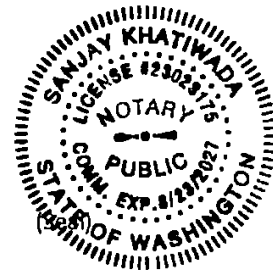
State of Washington )  
County of Snohomish )

On 03.27.25 before me, Kristie Ann Minkoff,  
personally appeared with DL,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Washington that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]  
Printed Name Sanjay Khatiwada  
My Commission Expires 6.23.2027



**EXHIBIT A**

Legal description of the real property being conveyed by this instrument.

(0.5000 ac) TAX 9: A TRACT OF LAND IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST. W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/2; THENCE NORTH 208.8 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 104.4 FEET; THENCE EAST 208.7 FEET; THENCE SOUTH 104.4 FEET THENCE WEST 208.7 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE WEST 25.0 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 958840 IN VOLUME 91 OF DEEDS, PAGE 469, RECORDS OF SKAGIT COUNTY, WASHINGTON