

202504170050

04/17/2025 02:57 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Kevin McDonald and Norma McDonald
7540 Sunny Ln.
Sedro Woolley, WA 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20251147
Date 04/17/2025

QUIT CLAIM DEED

The GRANTORS, Kevin Mark McDonald and Norma Jean McDonald, husband and wife, for and in consideration of one dollar and other valuable consideration, convey and quitclaim to GRANTEE, Kevin McDonald and Norma McDonald, Trustees of the McDonald Trust dated April 17, 2025, and any amendments thereto, the following described real property located at County of Skagit, State of Washington, with any interest therein which Grantors may hereafter acquire:

Abbreviated Legal:

Lot(s): 4 SKAGIT COUNTY SHORT PLAT NO. 504-80

Tax Parcel Number(s): P38749 / 350509-4-001-0303

Commonly referred to as: 7540 Sunny Ln., Sedro Woolley, WA 98284

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY EXHIBIT "A"

Subject to: Covenants, Conditions, and Restrictions of record, as attached hereto and made a part hereof by Exhibit "B"

Dated: April 17, 2025

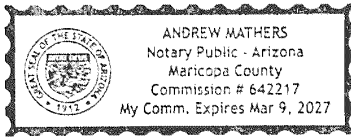
By: *Kevin Mark McDonald*
Kevin Mark McDonald, Grantor

Norma McDonald
Norma Jean McDonald, Grantor

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this day personally appeared before me Kevin Mark McDonald and Norma Jean McDonald to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of April, 2025.



Andrew Mathers
Andrew Mathers, Notary Public
My commission expires: March 9, 2027

EXHIBIT "A"

Parcel A:

Tract 4, SKAGIT COUNTY SHORT PLAT NO. 504-80, approved December 12, 1980. and recorded December 15, 1980, In Volume 5 of Short Plats, page 12, under Auditor's File No. 8012150005, records of Skagit County, Washington:

Parcel B:

An easement for ingress, egress and utilities over and across Tract "A", Short Plat No. 504-80, located in Section 9, Township 35 North, Range 5 East, W.M., approved December 12, 1980 and recorded in Volume 5 of Short Plats, page 12, under Auditor's File No. 8012150005. records of Skagit County, Washington.

Parcel C:

An easement for ingress and egress and utilities over and across a strip of land 60 feet in width, in a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 35 North, Range 5 East, W.M., the centerline of said 60 foot tract being more particularly described as follows:

Beginning at the East $\frac{1}{4}$ corner of said Section 9;
thence North $0^{\circ}24'22''$ East 787.69 feet along the East line of said Section 9, to the centerline of an existing County road;
thence North $75^{\circ}26'20''$ West 685.18 feet along said centerline of County road to the true point of beginning of said centerline of 60 foot tract;
thence South $1^{\circ}00'00''$ West 162.84 feet to the South line of that certain tract of land conveyed to Puget Sound Power and Light Company by instrument recorded under Auditor's File No. 871370, said South line being a terminus of said centerline and 60 foot tract, EXCEPT any portion thereof lying within the County road.

Situate in Skagit County, Washington.

EXHIBIT "B"

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Scott Paper Company
Purpose: Road, bridges, culverts, cuts and fills
Recording Date: March 18, 1976
Recording No.: 831963

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Schmidt Mill Company
Purpose: Road purposes
Recording Date: February 18, 1976
Recording No.: 830333

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 504-80:

Recording No: 8012150005

Exceptions and Reservations contained in instrument including the terms, covenants and provisions thereof:

Recording Date: March 10, 1967
Recording No.: 695886

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: July 13, 1982 and August 31, 1982
Recording No.: 8207130024 and 8208310019

Agreement including the terms, covenants and provisions thereof:

Recording Date: June 4, 1980
Recording No.: 8006040001

City, county or local improvement district assessments, if any.