



202505060011

05/06/2025 09:20 AM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

When recorded return to:

Omar Sandoval-Ponce  
21313 Plaza Dr  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 1351  
MAY 06 2025

Amount Paid \$ 805.00  
Skagit Co. Treasurer  
By *LT* Deputy

**QUIT CLAIM DEED**

THE GRANTOR(S)  
WAYNE BRUSSEAU

for and in consideration of  
\$50,000.00

in hand paid, conveys and quit claims to

OMAR SANDOVAL-PONCE  
RUBEN ISRAEL SANDOVAL-PONCE

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 Attach Exhibit A.

*Abbreviated legal:  
PTN NW NE Section 18 Township 35 North Range 6*

*TAX Parcel numbers: P41620  
P41620*

Abbreviated Legal: (Required if full legal not inserted above.)  
PTN NW NE SECTION 18 TOWNSHIP 35 NORTH RANGE 6

Tax Parcel Number(s): P41620

Dated: 05-05-2025

OMAR SANDOVAL PONCE

Ruben Israel Sandoval Ponce

OMAR SANDOVAL-PONCE

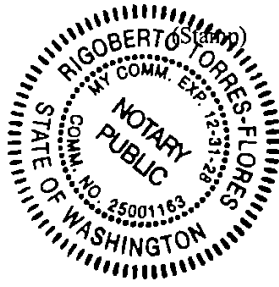
RUBEN ISRAEL SANDOVAL-PONCE

Wayne Douglas Brusseau

WAYNE DOUGLAS BRUSSEAU

State of Washington  
County of Skagit

This record was acknowledged before me on (date) by (name(s) of individuals).  
05/05/25 Omar Sandoval-Ponce  
Ruben Israel Sandoval-Ponce  
Wayne Douglas Brusseau



(Signature of notary public)  
[Signature]

(Title of office)  
My commission expires: 12-31-2028  
(date)

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P41620 / 350618-1-005-0105 and P100998 / 350618-1-005-0303**

**For APN/Parcel ID(s): P41620 / 350618-1-005-0105 and P100998 / 350618-1-005-0303**

That portion of the Northwest Quarter of the Northeast Quarter, Section 18, township 35 North, Range 6

East, W.M., lying North of the north line of State Highway No. 17A, (Now Highway 20) as condemned by decree entered April 28, 1960 in Superior Court of Skagit County Cause No. 25060; and lying within the

boundaries of the following description tract:

Beginning at the Southeast corner of said Northwest Quarter of the Northeast Quarter: thence North 1,435.5 feet, more or less, to the Southerly line of the Puget Sound and Baker River Abandoned Railroad right of way:

Thence Westerly along said Southerly line 412.5 feet;

Thence South to Southerly line of said sub-division;

Thence East along said Southerly line to point of beginning.

TOGETHER WITH a 1979 60x14 Belmont Manufactured Home, Serial Number 8156, title of which has not been eliminated.

Situated in Skagit County, Washington.