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05/07/2025 04:03 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:

Aide Yzaguirre & Hector Trujillo
5246 Chuckanut Dr. Bnw 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 1391
MAY 07 2025

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

QUIT CLAIM DEED

THE GRANTOR(S)

Aide Yzaguirre & Hector Trujillo

for and in consideration of

one dollar and love and affection

in hand paid, conveys and quit claims to

Jessie Trujillo & Jayden Trujillo-
Yzaguirre

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.)

SW NE 10.34.3

Tax Parcel Number(s):

P107929

lying S of Country Rd

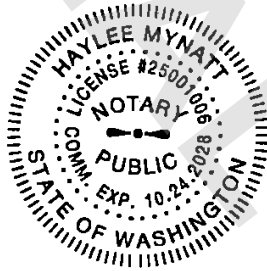
Dated: 5/1/2025Hector TrujilloHector TrujilloAide YzaguirreAideState of WashingtonCounty of SkagitThis record was acknowledged before me on May 1, 2025 by Hector Trujillo
and Aide YzaguirreHaylee Mynatt
(Signature of notary public)Notary Public in and for the State of: WAMy appointment expires: 10/24/2028

EXHIBIT A

That part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 34 North, Range 3 East, W.M., lying South of County Road right-of-way adjoining the Great Northern Railway, and more particularly described as follows:

Beginning at a 2-inch iron pipe marking the center of Section 10;
thence North $89^{\circ}47'30''$ East 1304.7 feet along the line through the center of Section 10, to the East one-sixteenth corner on the line through the center of Section 10;
thence North $00^{\circ}32'00''$ East for a distance of 576.82 feet to a point on the Southerly right-of-way line of a County Road;
thence South $73^{\circ}29'30''$ West for a distance of 1365.4 feet along said Southerly right-of-way line to a point on the line through the center of Section 10;
thence South $00^{\circ}21'30''$ West for a distance of 193.68 feet along the line through the center of said Section 10 to the point of beginning.

EXCEPT from the above described lands, those portions taken by Drainage District No. 19 under decree entered December 5, 1922 in Cause No. 8889, records in the Clerk's office for Skagit County, Washington, described as follows:

A tract of land 70 feet wide, the center line of said tract beginning at the Southeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 34 North, Range 3 East, W.M.;
thence following Higgins Slough in a general direction North $48^{\circ}45'$ West 440 feet;
thence North $56^{\circ}15'$ West 365 feet;
thence North $44^{\circ}15'$ West 410 feet;
thence North $60^{\circ}30'$ West 315 feet;
thence South $88^{\circ}25'$ West 485 feet;
thence South $64^{\circ}45'$ West 280 feet, more or less, to a point in said slough 687.8 feet East of the West line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 10.

ALSO EXCEPT that portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the South line of said subdivision, 12 feet West of the Southeast corner thereof, said point being in the center of a drainage ditch;
thence North $89^{\circ}49'$ East 12 feet to the Southeast corner of said subdivision;
thence North $0^{\circ}35'$ East along the East line of said subdivision, 566.44 feet to the Southerly right-of-way line of the State Highway through said subdivision;
thence South $73^{\circ}30'$ West along said State Highway right-of-way line, 547.7 feet to the center of aforesaid drainage ditch;
thence following the center of said drainage ditch South $55^{\circ}50'$ East 300 feet, South $44^{\circ}58'$ East 282.7 feet, South $51^{\circ}43'$ East 75.7 feet to the point of beginning;

ALTA COMMITMENT

Title Order No.:

EXHIBIT A

ALSO EXCEPT that portion conveyed to the State of Washington for highway purposes as described in Warranty Deed recorded under Auditor's File No. 200605260207, records of Skagit County, Washington.

Situate in Skagit County, Washington.