



202505130057

05/13/2025 01:32 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 1451
MAY 13 2025.

Amount Paid \$ 0
Skagit Co. Treasurer
By *LT* Deputy

QUIT CLAIM DEED

THE GRANTOR(S) *Virginia L. Eldridge*

for and in consideration of *gift*

in hand paid, conveys and quit claims to
Bonnie Wagner and Douglas Wagner
husband and wife

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:

att Exhibit A

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

*(5,000ac) that portion of the following described Tract X
lying north of the following describ*

Tax Parcel Number(s):

*PTN TRACT X W 1/2 PTN EAST 1/2 SE
13.36.8EWM*

P43880

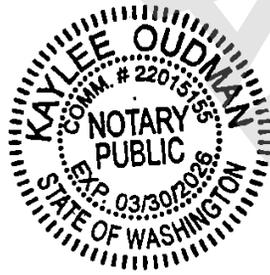
Dated: 5-13-25

Virginia L. Eldridge

State of Washington

County of Skagit

This record was acknowledged before me on May 13, 2025 by _____
Virginia Lee Eldridge



Kaylee Oudman
(Signature of notary public)

Notary Public in and for the State of: WA

My appointment expires: 3/30/2026

EXHIBIT A

UNOFFICIAL DOCUMENT

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT X LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGIN AT THE INTERSECTION OF THE EAST LINE OF SAID WEST 1/2 WITH THE SOUTH LINE OF HIGHWAY 20; THENCE SOUTH 01-26-21 WEST ALONG THE EAST LINE. A DISTANCE OF 320.05 FEET, TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 89-14-28 WEST, A DISTANCE OF 326.25 FEET; THENCE NORTH 86-23-43 WEST, A DISTANCE OF 268.89 FEET TO THE EAST LINE OF THE COUNTY ROAD KNOWN AS MOEN ROAD, THE TERMINUS OF THIS LINE DESCRIPTION. TRACT X: THE WEST 1/2 OF THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION NORTH 13, TOWNSHIP 35 NORTH, RANGE 8 EAST W.M. LYING SOUTHERLY OF THE SOUTHERLY LINE OF LATERAL HIGHWAY NO. 3, AS CONDEMNED BY DECREE ENTERED IN SUPERIOR COURT FOR SKAGIT COUNTY ON MAY 17, 1931. CAUSE NO. 13685; EXCEPT THE SOUTH 700 FEET THEREOF. AND EXCEPT ROAD ALONG THE WEST BOUNDARY THEREOF.