



202505200075

05/20/2025 01:45 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:

Linda and Robert Scott
20663 English Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025/538
MAY 20 2025

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

QUIT CLAIM DEED

THE TRUSTEE GRANTORS Robert E. Scott and Linda L. Scott, as co-Trustees of the Scott Family Trust, for and in consideration of the termination of the Scott Family Trust, hereby convey and quit claims to Robert and Linda Scott, a married couple as joint tenants with right of survivorship the property 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:

Parcel #1: Legal Description Brief: (8.8600 ac) LOT 1 AND TRACT X OF SKAGIT COUNTY SHORT PLAT NO. 96-038 (REVISED) RECORDED UNDER AF #9901210013, AND BEGING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21.

Commonly Known As: 20663 English Road, Mount Vernon, WA 98274

Parcel Number: P17031

Parcel #2 Legal Description Brief: (1.0000ac) INCLUDING 1994 FLEETWOOD 24X48 VIN#ORFLP4817274GHAB: THOSE PORTIONS OF LOTS 2 AND 3 OF SKAGIT COUNTY SHORT PLAT NO. 96-038 (REVISED), RECORDED UNDER AF#9901210013, RECORDS OF SKAGIT

Commonly Known As: 20457 North English Road Mount Vernon, WA 98274

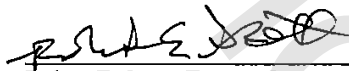
Parcel Number: P113322

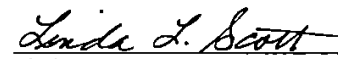
Parcel #3 Legal Description: (1.4700 ac) TRACT C OF SHORT PLAT#109-79 LOCATED IN A PORTION OF SE1/4 NW1/4 & SW1/4 NE1/4, SECTION 21, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

Commonly Known As: 20495 Oleary Road Mount Vernon, WA 98274

Parcel Number: P17028

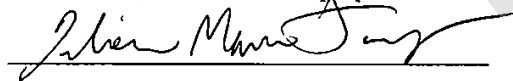
Dated: 20 May 2025Dated: 20 May 2025


Robert E. Scott, Trustee Grantor

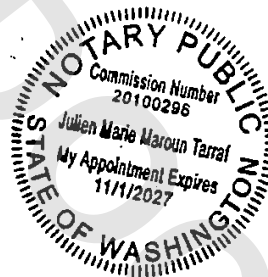

Linda L. Scott, Trustee Grantor

State of Washington
County of Skagit

This record was acknowledged before me on May 20, 2025 by Robert E. Scott who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.



Notary Public in and for the State of
Washington residing at: Bellingham
My commission expires: 11-1-27



State of Washington
County of Skagit

This record was acknowledged before me on May 20, 2025 by Linda L. Scott who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.



Notary Public in and for the State of
Washington residing at: Bellingham
My commission expires: 11-1-27



Full Legal Description for Parcel #1:

LOT 1 AND TRACT X OF SKAGIT COUNTY SHORT PLAT NO. 96-038 (REVISED) RECORDED UNDER AF#9901210013, AND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION OF SAID TRACT X DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT X; THENCE NORTH 63-12-40 EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 87.07 FEET TO A POINT AT THE INTERSECTION WITH AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE IN A NORTHWESTERLY AND SOUTHWESTERLY DIRECTION ON THE FOLLOWING COURSES AND DISTANCES: NORTH 68-52-52 WEST, 17.36 FEET; SOUTH 60-25-04 WEST, 12.41 FEET; SOUTH 53-26-21 WEST, 64.55 FEET TO A POINT WHICH BEARS NORTH 11-59-10 WEST, 1.49 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE SOUTH 11-59-10 EAST, 1.49 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH LIES NORTH 0-34-23 EAST, 98.08 FEET ALONG THE CENTERLINE OF THE SAID SECTION, AND NORTH 41-36 EAST, 747.61 FEET PARALLEL TO COUNTY ROAD NO. 310, FROM THE CENTER OF SAID SECTION 21; THENCE NORTH 40-44 WEST, 92.33 FEET; THENCE NORTH 63-12-40 EAST, 87.07 FEET TO A POINT AT THE INTERSECTION OF AN EXISTING FENCE AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 63-12-40 EAST, DEPARTING FROM SAID FENCE LINE, 12.10 FEET; THENCE SOUTH 36-33-00 EAST, 65.00 FEET; THENCE SOUTH 47-00-20 WEST, 0.31 FEET TO A POINT AT THE INTERSECTION WITH SAID EXISTING FENCE; THENCE ALONG SAID FENCE ON THE FOLLOWING COURSES AND DISTANCES: NORTH 40-44-13 WEST, A DISTANCE OF 55.22 FEET; NORTH 68-52-52 WEST, A DISTANCE OF 14.18 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. EXCEPT THEREFROM, SUCH PORTION, IF ANY, WHICH LIES WITHIN THE RIGHT-OF-WAY OF THE PRESENT COUNTY ROAD NO. 310. TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH LIES NORTH 0-34-23 EAST, 98.08 FEET ALONG THE CENTERLINE OF THE SAID SECTION, AND NORTH 41-36 EAST, 747.61 FEET PARALLEL TO COUNTY ROAD NO. 310, FROM THE CENTER OF SAID SECTION 21; THENCE NORTH 40-44 WEST, 92.33 FEET; THENCE NORTH 63-12-40 EAST, 87.07 FEET TO A POINT AT THE INTERSECTION OF AN EXISTING FENCE AND THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION; THENCE CONTINUING NORTH 63-12-40 EAST, DEPARTING FROM SAID FENCE LINE, 12.10 FEET; THENCE SOUTH 36-33-00 EAST, 65.00 FEET; THENCE SOUTH 47-00-20 WEST, 0.31 FEET TO A POINT AT THE INTERSECTION FENCE; THENCE ALONG SAID FENCE LINE ON THE FOLLOWING COURSE AND DISTANCES: NORTH 40-44-13 WEST, A DISTANCE OF 55.22 FEET; NORTH 68-52-52 WEST, A DISTANCE OF 14.18 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. EXCEPT THEREFROM, SUCH PORTION, IF ANY, WHICH LIES WITHIN THE RIGHT-OF-WAY OF THE PRESENT COUNTY ROAD NO. 310. AND ALSO TOGETHER WITH THAT PORTION OF TRACT X OF SKAGIT COUNTY SHORT PLAT NO. 96-038 (REVISED) RECORDED UNDER AF#9901210013, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH LIES NORTH 0-34-23 EAST, 98.08 FEET ALONG THE CENTERLINE OF THE SAID SECTION, AND NORTH 41-36 EAST, 747.61 FEET PARALLEL TO COUNTY ROAD NO. 310, FROM THE CENTER OF SAID SECTION 21; THENCE NORTH 40-44 WEST, 92.33 FEET; THENCE NORTH 63-12-40 EAST, 87.07 FEET TO A POINT AT THE INTERSECTION OF AN EXISTING FENCE AND THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION; THENCE NORTH 68-52-52 WEST, ALONG AN EXISTING FENCE LINE TO AN ANGLE POINT ON THE NORTHERLY LINE OF SAID TRACT X; THENCE SOUTH 87-20-12 EAST ALONG SAID NORTHERLY LINE OF TRACT X, A DISTANCE OF 26.76 FEET, TO THE EASTERLY MOST POINT THEREOF; THENCE SOUTH 63-12-40 WEST, A DISTANCE OF 12.10 FEET, TO THE TRUE POINT OF BEGINNING.

Full Legal Description for Parcel#2:

(1.0000 ac) INCLUDING 1994 FLEETWOOD 24X48 VIN# 0RFLP4817274GHAB: THOSE PORTIONS OF LOTS 2 AND 3 OF SKAGIT COUNTY SHORT PLAT NO. 96-038 (REVISED), RECORDED UNDER AF#9901210013, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN A PORTION OF THE NORTH HALF OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 2 OF SAID SKAGIT COUNTY SHORT PLAT NO. 96-038 (REVISED); THENCE NORTH 10-41-10 EAST ALONG THE EASTERLY LINE OF SAID LOT 2, FOR A DISTANCE OF 89.67 FEET TO THE SOUTHWEST CORNER OF LOT 1 SAID SKAGIT COUNTY SHORT PLAT NO. 96-038 (REVISED) AND BEING THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 61-53-30 WEST FOR A DISTANCE OF 284.64 FEET, MORE OR LESS, TO THE WESTERLY LINE OF LOT 3 OF SAID SKAGIT COUNTY SHORT PLAT NO. 96-038 (REVISED) ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF O'LEARY ROAD AT A POINT BEARING SOUTH 39-10-40 WEST A DISTANCE OF 178.94 FEET FROM THE NORTHWEST CORNER OF SAID LOT 3 AND BEING THE TERMINUS OF SAID LINE. SURVEY AF#201802020063