

Return Address:
Edmonds Wills & Trusts
Kyle G. Ray, Attorney at Law
114 2nd Avenue South, Suite 101
Edmonds, WA 98020

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20251614
Date 05/27/2025

QUIT CLAIM DEED

Grantors:

1. **SMITH, JOHN KEMMLER**
2. **SMITH, KRISTIN ANN GRUNDY**

Grantees:

1. **JOHN KEMMLER SMITH and KRISTINE ANN GRUNDY SMITH**, Trustee, or successor
Trustee(s) of the **J.T. SMITH TRUST DATED MAY 20, 2025**

Property Address:

1. 5675 CAMPBELL LAKE ROAD, ANACORTES, WA 98221

Abbreviated Legal Description: (Full legal description on next page)

1. PTN GOV. LOT 4, 12-34-1 E W.M.

Assessor's Property Tax Parcel Account Number(s):

1. P19244 / 340112-0-026-0005
2. P132825 / 340112-4-025-0100

QUIT CLAIM DEED

JOHN KEMMLER SMITH and KRISTINE ANN GRUNDY SMITH, a married couple, hereby quit claims and conveys to **JOHN KEMMLER SMITH and KRISTINE ANN GRUNDY SMITH, Trustee, or successor Trustee(s) of the J.T. SMITH TRUST DATED MAY 20, 2025**, (hereinafter referred to as "Assignee"), the following described real estate in Skagit County, State of Washington:

Property Address: 5675 CAMPBELL LAKE ROAD, ANACORTES, WA 98221
Tax Parcel Number(s): P19244 / 340112-0-026-0005
P132825 / 340112-4-025-0100

Legal Description:

That portion of Government Lot 4 in Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning on the South line of the County Road as it existed on April 19, 1933 at a point 40 rods West of the East line of said Government Lot 4;
thence North 200 feet;
thence East 200 feet;
thence South 200 feet;
thence West 200 feet to the point of beginning.

TOGETHER WITH the following described parcel:

Beginning at a point 460 feet West and 790 feet South of the Northeast corner of Government Lot 4, Section 12, Township 34 North, Range 1 East, W.M., which point is the Southeast corner of the main body of Lot 2 of Skagit County Short Plat No. 93-060, as recorded in Volume 11 of Short Plats, page 54, under Auditor's File No. 9401180147, records of Skagit County, Washington;
thence North 86°55'50" West along the South line of the main body of said Lot 2, a distance of 195 feet, more or less, to an existing fence;
thence North 0°24'26" East along said fence, a distance of 54.22 feet;
thence South 87°44'46" East, a distance of 194.89 feet to a point on the East line of said main body of Lot 2 which is 57.00 feet from the Southeast corner thereof;
thence South 0°24'26" West along said East line, a distance of 57.00 feet to the point of beginning of this description,

EXCEPT that portion, if any, within the West 660 feet of said Government Lot 4, AND EXCEPT County Road,
AND ALSO EXCEPT that portion conveyed to Skagit County by Deed filed under Auditor's File No. 507474, records of Skagit County, Washington,

AND ALSO EXCEPT that portion, if any, lying South of the County Road. Situate in the County of Skagit, State of Washington.

GRANTORS AND TRUSTEE(S):

KRISTINE ANN GRUNDY SMITH

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

NOTARY PUBLIC in and for the State of Washington.

My Commission Expires: 1-30-2028

