

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251675
May 30 2025
Amount Paid \$10.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Guardian Northwest Title & Escrow Company
Mount Vernon, WA 98273
(360) 424-0111

QUIT CLAIM DEED

Guardian NW Title - 25-23541-TB

Section 17, Township 34 North, Range 4 East - NW NW

THE GRANTOR(S) P25945/340417-2-016-0005

Anita Sanchez Lopez, spouse

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and quit claims to Sergio Ismael Cruz Salgado, a married man

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 B:

THAT PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION AT AN INTERSECTION WITH THE WEST LINE OF THE PACIFIC NORTHWEST TRACTION COMPANY RIGHT-OF-WAY;

THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 207 FEET TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO ELOF SWEDBURG BY DEED RECORDED JUNE 20, 1960, UNDER AUDITOR'S FILE NO. 595709, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT TO THE SOUTH LINE OF SAID SUBDIVISION:

THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID PACIFIC NORTHWEST TRACTION COMPANY RIGHT-OF-WAY;

THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF THE ABANDONED PUGET SOUND & CASCADE RAILWAY CO. RIGHT-OF-WAY IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34

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NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST LINE OF THE ABANDONED PUGET SOUND & CASCADE RAILWAY CO. RIGHT-OF-WAY:

THENCE SOUTH ALONG THE WEST LINE OF SAID ABANDONED RIGHT-OF-WAY TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17,

THENCE EAST 10 FEET TO THE WESTERLY LINE OF THAT CERTAIN 80 FOOT STRIP OF LAND CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET PURPOSES BY DEED RECORDED JUNE 26, 1958, UNDER AUDITOR'S FILE NO. 567036;

THENCE NORTH ALONG SAID STRIP CONVEYED FOR STREET PURPOSES TO A POINT EAST OF THE POINT OF BEGINNING:

THENCE WEST 10 FEET TO THE POINT OF BEGINNING.

Abbreviated legal description: Property 1:
Section 17, Township 34 North, Range 4 East - NW NW

Tax Parcel Number(s): P25945/340417-2-016-0005

Dated: 5-30-2025

Anita Sanchez Lopez
Anita Sanchez Lopez

STATE OF WASHINGTON
COUNTY OF SKAGIT

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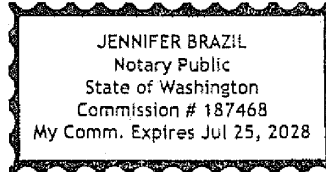
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This record was acknowledged before me on this 30 day of ^{May} ~~June~~, 2025, by Anita Sanchez Lopez

Jennifer Brazil
(Signature of notary public)

Stamp

Notary Public
(Title of office)



My commission expires: 7-25-2028

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