

When recorded return to:

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

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20251683  
Date 05/30/2025

**QUIT CLAIM DEED**

**Guardian NW Title - 24-20962-TB**

THE GRANTOR(S)  
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 I 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:

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 THAT IS 277 FEET WEST OF THE WEST LINE OF THE PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY;  
THENCE SOUTH, AT RIGHT ANGLES, 82 FEET;  
THENCE EAST AT RIGHT ANGLES 5 FEET;  
THENCE SOUTH AT RIGHT ANGLES, TO THE SOUTH LINE OF SAID SUBDIVISION;  
THENCE EAST ALONG SAID SOUTH LINE 65 FEET;  
THENCE NORTH TO THE NORTH LINE OF SAID SUBDIVISION;  
THENCE WEST ALONG SAID NORTH LINE 70 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS OVER AND ACROSS THAT PORTION OF THE NORTH 20 FEET OF THE 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, LYING WESTERLY OF THE WEST LINE OF THE HEREIN DESCRIBED MAIN TRACT AND LYING EASTERLY OF THE EAST LINE OF THE FORMER U. S. HIGHWAY NO. 99, (NOW RIVERSIDE DRIVE).

Abbreviated legal description: Property 1:  
Section 17, Township 34 North, Range 4 East - NW NW  
P25764/340417-0-153-0002

Quit Claim Deed  
LPB 12-05 rev. 12/2006

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Tax Parcel Number(s): P25764/340417-0-153-0002

Dated: 05-30-2025

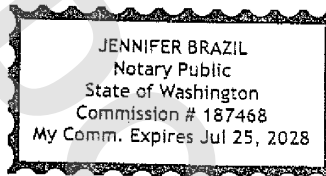
Anita Sanchez Lopez  
Anita Sanchez Lopez

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 30 day of May, 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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