



202507010059

07/01/2025 02:22 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

After Recording Return To:

Terry Lee Porter
10935 E. Michigan Avenue
Sun Lakes, AZ 85248

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20252060
JUL 01 2025

Amount Paid \$0
Skagit Co. Treasurer
By KO Deputy

SPECIAL WARRANTY DEED

GRANTOR: **TANYA M. SIMPSON**, as Successor Trustee of the
TWADDLE FAMILY TRUST dated July 14, 1988

GRANTEE: **TERRY LEE PORTER**, a married woman as her separate
estate

Legal Description;
Abbreviated Form: PTN NE ¼ SEC 28, TWP 36 N, R 4 E, W.M., AKA TR 3 S/P
99-79 AFN 7910030044

Additional on Page: Page 1

Assessor's Tax Parcel Nos.: 360428-1-009-0001; P50171

THE GRANTOR, **TANYA M. SIMPSON**, in her capacity as the Successor Trustee of the
TWADDLE FAMILY TRUST dated July 14, 1988, in distribution of said trust, hereby grants,
bargains, conveys, and confirms to the GRANTEE, **TERRY LEE PORTER**, a married woman as
her separate estate, all of Grantor's right, title, and interest, together with all after-acquired title of the
Grantor, in and to that certain real property situated in the County of Skagit, State of Washington,
legally described as follows:

Tract 3, Skagit County Short Plat No. 99-79, approved September 16, 1979, in
Book 3 of Short Plats, page 188, under Auditor's File No. 7910030044; being a
portion of the Northeast ¼ of Section 28, Township 36 North, Range 4 East,
W.M.

SPECIAL WARRANTY DEED-1

SUBJECT TO: Easements, restrictions, and reservations of record.

The Grantor, for herself and for her successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenant arising or to arise by statutory or other implication, and does hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED: June 16, 2025.

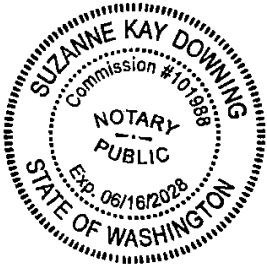
TWADDLE FAMILY TRUST dated July 14, 1988

By [Signature] Trustee
TANYA M. SIMPSON
Successor Trustee

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **TANYA M. SIMPSON** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the Successor Trustee of the **TWADDLE FAMILY TRUST dated July 14, 1988**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 16th day of June, 2025.



[Signature]
Printed Name Suzanne Kay Downing
NOTARY PUBLIC in and for the State of Washington
My Commission Expires June 16, 2028