



202507170023

07/17/2025 11:11 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When Recorded Return to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 2236
JUL 17 2025

This instrument prepared by:

Barbee J Andrew
328 North 30th Street
Mount Vernon, WA 98273

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

TRUSTEE'S DEED

Grantor: Barbee Joe Andrew trustee of The Barbara Joan Clemons Separate Property Trust

Grantee: Philip Jay Andrew

Legal Description:

(0.1000 ac) LOT 246, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1),
ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 21, 2006 UNDER A
Additional legal on page: 3, exhibit A

Assessor's Property Tax Parcel or Account Number: P125458/4915-000-246-0000

Reference Numbers of Documents Assigned or Released:

None

The grantor, Barbee Joe Andrew ~~Andrew~~ Mills Andrew
as ~~Trustee~~ Successor Trustee of The Barbara Joan Clemons Separate Property Trust

dated January 24, 2002

for and in consideration of love and affection

in hand paid, bargains, sells, and conveys to the grantee,

Philip Jay Andrew, a married man

5351 Timberridge Drive

Mount Vernon, WA 98273

the following described real estate, situated in the County of Skagit, State of
Washington:

(0.1000 ac) LOT 246, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1),
ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 21, 2006 UNDER
AUDITOR'S FILE NO. 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel ID: P125458/4915-000-246-0000

And commonly known as: 5351 Timberridge Dr, Mount Vernon, WA 98273

Source of title:

Being the same parcel acquired by the grantor by warranty deed from Bernard Federspiel and Shannon Federspiel and Glen Federspiel and Dorothy Federspiel as tenants in common and each as their separate property dated February 26, 2012, and re-recorded March 22, 2012 to change grantee name in the office of the Skagit County Auditor.

Subject to:

All easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2025 and after.

Dated this 17 day of July, 2025.

Signed, sealed, and delivered in the presence of:

Barbee J Andrew

Signature

Barbee J Andrew

Print name / Capacity

Signature

Print name / Capacity

Signature

Signature

Print name / Capacity

Print name / Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Washington
COUNTY OF Skagit

On this day personally appeared before me Belen Martinez

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that Barbe signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 17 day of July, 2025.

Belen Martz

Signature

Belen Martinez

Print name

Notary Public in and for the State of Washington

Residing at:

Skagit County

My commission expires: March 30, 2026



Exhibit A

(0.1000 ac) LOT 246, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1),
ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 21, 2006 UNDER
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