

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252261
Date 07/17/2025

Document Title:

Quit Claim Deed

Reference Number :**Grantor:**☐ additional grantor names on page ____.

1. Stanley A. Miller and Leslie E. Miller Revocable Trust, u/a first dated May 15, 2003, as amended
and completely restated May 16, 2023, Adam A. Miller, Trustee

Grantee:☐ additional grantee names on page ____.

1. Leslie E. Miller Survivor's Trust dated April 7, 2024, Adam A. Miller, Trustee

Abbreviated legal description:☒ full legal on page(s) 3.

LOT 8, REPLAT OF A PORTION OF FIRWEST ESTATES, CONDOMINIUMS, PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGES 54 AND 55, RECORDS OF SKAGIT COUNTY, WASHINGTON.
TOGETHER WITH THAT PORTION OF LOT 7, 'REPLAT OF A PORTION OF FIRWEST ESTATES CONDOMINIUMS, PHASE 1', AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 54 AND 55, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor Parcel / Tax ID Number:☐ additional tax parcel number(s) on page ____.

P101615

Return Address:

Eric J. Fahlman, Esq.
Fahlman Little Wheeler, PLLC
3023 80th Ave SE, Suite 300
Mercer Island, WA 98040

QUIT CLAIM DEED

Grantor:	Stanley A. Miller and Leslie E. Miller Revocable Trust, u/a first dated May 15, 2003, as amended and completely restated May 16, 2023, Adam A. Miller, Trustee
Grantee:	Leslie E. Miller Survivor's Trust dated April 7, 2024, Adam A. Miller, Trustee
Assessor's Tax Parcel No:	P101615

1. **GRANTOR.** The undersigned Grantor is the Stanley A. Miller and Leslie E. Miller Revocable Trust, u/a first dated May 15, 2003, as amended and completely restated May 16, 2023, Adam A. Miller, Trustee (the "Trust").

2. **DESCRIBED PROPERTY.** Included among the property of the Trust is a 100% ownership interest in the real estate described in the attached Exhibit A (the "Described Property").

3. **TRUST PROVISION; CONSIDERATION.** Stanley A. Miller, one of the two original Trustors, died on April 7, 2024. Upon the death of the first Trustor to die, Article 5.2(b) of the Trust bequeaths a portion of the Trust to the Survivor's Trust. This conveyance is made in consideration of this direction in the Trust.

4. **CONVEYANCE OF DESCRIBED PROPERTY.** Grantor hereby conveys and quit claims to the Leslie E. Miller Survivor's Trust dated April 7, 2024, Adam A. Miller, Trustee, all the Trust's right, title and interest in the Described Property (**represented as a 100% ownership interest**, together with all after acquired title of the Grantor therein).

5. **LIMITATION OF COVENANTS.** Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implications.

{see next page for signature & notary acknowledgment}

Dated effective: May 31, 2025

STANLEY A. MILLER AND LESLIE E. MILLER REVOCABLE TRUST

Signed by:
By Adam A. Miller
Adam A. Miller, Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me ADAM A. MILLER, as Trustee of the Stanley A. Miller and Leslie E. Miller Revocable Trust, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument as Trustee of said Trust. This notarial act involved the use of communication technology.

Dated: July 15, 2025

NICHOLAS SUNDERLAND-SAIED
NOTARY PUBLIC
STATE OF WASHINGTON
Commission #21018008
My Comm. Expires 5/7/2029

DocuSigned by:
Nicholas Sunderland-Saied
Nicholas Sunderland-Saied
Notary Public
Commission expires 05/07/2029

EXHIBIT A

LOT 8, REPLAT OF A PORTION OF FIRWEST ESTATES, CONDOMINIUMS, PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGES 54 AND 55, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 7, 'REPLAT OF A PORTION OF FIRWEST ESTATES CONDOMINIUMS, PHASE 1', AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 54 AND 55, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7;

THENCE SOUTH 00 DEGREES 18'34" EAST 122.18 FEET ALONG THE EAST LINE OF SAID LOT 7 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 06 DEGREES 25' 15" WEST 83.40 FEET;

THENCE NORTH 03 DEGREES 36'22" EAST 20.76 FEET;

THENCE NORTH 21 DEGREES 36'21" EAST 19.99 FEET TO THE POINT OF BEGINNING.

SUBJECT TO: All easements, covenants, conditions, restrictions, and reservations of record, if any.

More commonly known as 2310 Club Court, Mount Vernon, WA 98273.

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and/or information available to the general public from county records. No title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.