

When recorded, return to:

Madeira, PLLC
3812 N. 26th St., Ste. B
Tacoma, WA 98407

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252380
Date 07/25/2025

QUIT CLAIM DEED

Grantors: ROBERT L. SHEPHERD, JR. and KARLA K. SHEPHERD, husband and wife
Grantees: ROBERT L. SHEPHERD, JR. and KARLA K. SHEPHERD, Trustees of the
ROBERT and KARLA SHEPHERD LIVING TRUST
Abbreviated Legal: LOT 13 & PTN LOT 12, SUNRISE RIDGE
Addtl. Legal on Pg.: 3 (Exhibit "A" hereto)
Tax Parcel No.: 4503-000-013-0009/P83516

ROBERT L. SHEPHERD, JR. and KARLA K. SHEPHERD, husband and wife, GRANTORS, for and in consideration of **transfer to revocable trust**, hereby convey and quit claim to ROBERT L. SHEPHERD, JR. and KARLA K. SHEPHERD, Trustees of the ROBERT and KARLA SHEPHERD LIVING TRUST, and any amendments thereto, GRANTEES, all of the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantors therein:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART
HEREOF.

More commonly known as: 21284 Sunrise Place, Mount Vernon, WA 98273

Assessor's Tax Parcel No.: 4503-000-013-0009/P83516

SUBJECT TO: All covenants, restrictions, reservations, easements, conditions, agreements and rights, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Dated this 15th day of July, 2025.


ROBERT L. SHEPHERD, JR

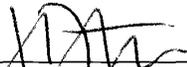

KARLA K. SHEPHERD

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

I certify that I know or have satisfactory evidence that ROBERT L. SHEPHERD, JR. and KARLA K. SHEPHERD are the individuals who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 15th day of July, 2025.





Jennifer D. Trettin
Notary Public in and for the State of Washington
Residing at Tacoma
My appointment expires: 06/29/2028

EXHIBIT "A"
LEGAL DESCRIPTION

ALL OF LOT 13 AND THAT PORTION OF LOT 12, "SUNRISE RIDGE", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 61 AND 62, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 12; THENCE SOUTH 00 DEGREES 31' 55" WEST, 22.24 FEET ALONG THE WEST LINE OF SAID LOT 12; THENCE NORTH 27 DEGREES 01'15" EAST, 18.80 FEET TO THE NORTHERLY LINE OF SAID LOT 12, SAID POINT ALSO BEING A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AND AN INITIAL TANGENT BEARING OF NORTH 62 DEGREES 58'45" WEST, THROUGH A CENTRAL ANGLE OF 12 DEGREES 43'57", AN ARC DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.