

WHEN RECORDED RETURN TO:

Tiffany R. Gorton
KHBB Law PLLC
705 Second Ave, Suite 800
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Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20252513
Date 08/05/2025

QUIT CLAIM DEED

Reference No.:	n/a
Grantor:	BLAS CABRERA and JO ANN CABRERA, husband and wife
Grantee:	BLAS CABRERA and JOANN CABRERA, Co-Trustees of The Cabrera Family Revocable Trust dated May 13, 2025
Abbrev. Legal Description:	Portion of West 1/2 of Gov. Lot 2, Sec. 26, Twnbsp 36 N, Range 2 East WM
Property Address:	4853 Mercer Road, Bow, WA 98232
APN:	P47133; P47171

Grantors, BLAS CABRERA and JO ANN CABRERA, husband and wife, for no consideration, convey and quit claim to:

Grantees, BLAS CABRERA and JOANN CABRERA, Co-Trustees of The Cabrera Family Revocable Trust dated May 13, 2025, as to a Fifty Percent (50%) undivided interest in the following real estate, situated in Skagit County, Washington, together with all after acquired title of the Grantors therein.

Legal Description:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO ALL CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND AGREEMENTS OF RECORD.

Dated: 28 July 2025

Blas Cabrera
BLAS CABRERA, Grantor

Dated: July 28, 2025

Jo Ann Cabrera
JO ANN CABRERA, Grantor

Exhibit A

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the West $\frac{1}{2}$ of Government Lot 2 in Section 26, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point 257.5 feet West of the Northeast corner of the West $\frac{1}{2}$ of said Government Lot 2, which point is the Northwest corner of a tract conveyed to H. A. Smith and Jane Mata Smith, husband and wife, by Deed recorded September 28, 1943, under Auditor's File No. 365883; thence West 80 feet to the Northeast corner of that certain tract of land conveyed to Norman G. Booth, et ux, by Deed recorded November 26, 1945, under Auditor's File No. 385489, records of Skagit County, Washington; thence South along the East line of the said Booth Tract to the North line of the County Road to the Southwest corner of the aforementioned Smith tract; thence North along the West line of the Smith tract to the point of beginning.

TOGETHR WITH tidelands of the Second Class, as conveyed by the State of Washington, situate in from of, adjacent to or abutting thereon;

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over and across that portion of the West 30 feet of the East $\frac{1}{2}$ of said Government Lot 2 lying South of the Roney Road.
