

When recorded return to:

Timothy Ward Tipton
22412 Grip Road
Sedro Woolley, WA 98284

400021-LT

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252747
Date 08/26/2025

QUIT CLAIM DEED

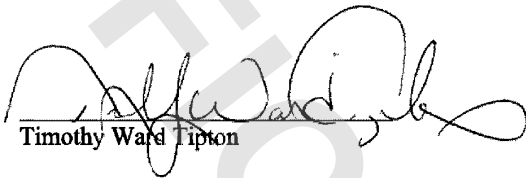
THE GRANTOR(S) **Timothy Ward Tipton, married as his separate estate** for and in consideration of **to establish community property WAC 458-61A-203(1)** in hand paid, conveys and quit claims to **Timothy Ward Tipton and Janet Lea Tipton, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington together with all after acquired title of the grantor(s) herein:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: Lot 3, SP 21-83 AF #8305310018 (Ptn Gov Lot 1, 2-35-4 E W.M.)

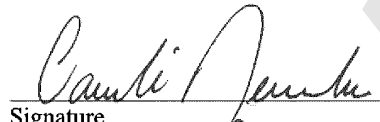
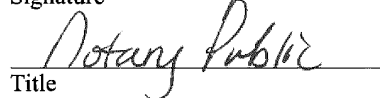
Tax Parcel Number(s): 350402-0-001-0309/P35583

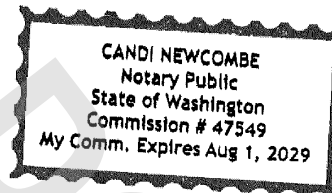
Dated: July 28, 2025


Timothy Ward Tipton

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 20 day of August, 2025, by Timothy Ward Tipton.


Signature

Title



My commission expires: 8/1, 2029

Exhibit A**PARCEL "A":**

Tract 3 of Skagit County Short Plat No. 21-83, as approved May 31, 1983 and recorded May 31, 1983, in Volume 6 of Short Plats, page 64, under Auditor's File No. 8305310018, records of Skagit County, Washington; being a portion of the East 1/2 of Government Lot 1, Section 2, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress, egress and utilities over the South 20 feet of Lot 2 and the North 20 feet of Lot 1 of Skagit County Short Plat No. 21-83, as approved May 31, 1983 and recorded May 31, 1983, in Volume 6 of Short Plats, page 64, under Auditor's File No. 8305310018, records of Skagit County, Washington; being a portion of the East 1/2 of Government Lot 1, Section 2, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.