

After recording return to:

Attn: Thomas J. Rodda
Ellis, Li & McKinstry PLLC
1700 Seventh Avenue, Suite 1810
Seattle WA 98121-3125

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252769
Date 08/27/2025

WASHINGTON STATE RECORDER'S COVER SHEET

Document Title: Quit Claim Deed

Reference No. of Related Documents: _____

Grantors: DAVID HOWARD WILSON, a married man, as his separate estate

Grantee: DAVID HOWARD WILSON, as Trustee of the Bypass Trust
Established under Article V of the Wilson Family 2010 Revocable
Trust dated June 3, 2010

Abbreviated Legal Description: PTN of SE ¼ of SE ¼ of Section 31, Township 35 North, Range 4 East

Assessor's Tax Parcel/Account No.: 3867-000-050-2600/P112885

QUIT CLAIM DEED

The Grantor, DAVID HOWARD WILSON, a married man, as his separate estate, does hereby convey and quitclaim to the Grantee, DAVID HOWARD WILSON, as Trustee of the Survivor's Trust Established under Article V of the Wilson Family 2010 Revocable Trust dated June 3, 2010, all of the Grantor's right, title, and interest in the real property commonly known as 171 West Rio Vista Avenue, Burlington, WA 98233 and legally described on *Attachment A*, attached hereto and incorporated herein.

This conveyance is for the purpose of completing a non-pro rata distribution of the Estate of Wendy L. Wilson, King County Superior Court Cause No. 17-4-04861-2 SEA, and the Wilson Family 2010 Revocable Trust.

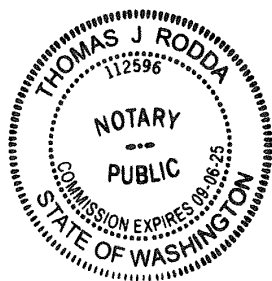
Dated this 29 day of July, 2025.

David Howard Wilson
DAVID HOWARD WILSON

State of Washington)
) ss.
County of King)

On this day personally appeared before me DAVID HOWARD WILSON 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 for the uses and the purposes therein mentioned.

GIVEN under my hand and official seal this 29 day of July, 2025.



Thomas J. Rodda
Printed Name: Thomas J. Rodda
NOTARY PUBLIC in and for the State of
Washington residing at: Edmonds
My appointment expires: 7/6/25

ATTACHMENT A

THE SOUTHEASTERLY 25.0 FEET OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) 100.00 FOOT WIDE BURLINGTON TO ANACORTES, WASHINGTON BRANCH LINE RIGHT-OF-WAY, BEING 50.0 FEET WIDE ON EACH SIDE OF SAID RAILWAY COMPANY'S MAIN TRACT CENTERLINE, AS NOW LOCATED AND CONSTRUCTED UPON OVER AND ACROSS THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT, RESPECTIVELY, 25.0 FEET AND 50.0 FEET SOUTHEASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID MAIN TRACT CENTERLINE, BOUNDED ON THE EAST BY A LINE DRAWN PARALLEL WITH AND DISTANT 330.0 FEET WEST, AS MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF SAID SECTION 31, BEING THE WEST CITY LIMITS OF THE CITY OF BURLINGTON, WASHINGTON, AND BOUNDED ON THE SOUTHWEST BY A LINE DRAWN AT RIGHT ANGLES TO SAID MAIN TRACT CENTERLINE DISTANT 93.91 FEET SOUTHWESTERLY, AS MEASURED ALONG A LINE DRAWN PARALLEL WITH AND DISTANT 25.0 FEET SOUTHEASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID MAIN TRACT CENTERLINE FROM SAID WEST CITY LIMITS OF THE CITY OF BURLINGTON, WASHINGTON;

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT AGREEMENT AS RECORDED DECEMBER 7, 1999, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 199912070064 (SAID INSTRUMENT BEING A RE-RECORDING OF THAT INSTRUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9903120162).

ASSESSOR'S TAX PARCEL NUMBER: 3867-000-050-2600, P112885