



202509030023

09/03/2025 09:08 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:
Lori Knutson
12561 Samish Island Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 2860
SEP 03 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

LT

Document Title(s) or transactions contained herein:

Quit Claim Deed

Reference Number(s) of related documents:

There is no reference number assigned or released.

GRANTOR(S):

LORI A. KNUTSON, as her separate estate.

GRANTEE(S):

LORI A KNUTSON, Trustee, or her successors in interest, of the LORI A KNUTSON Living Trust dated September 2nd, 2025, and any amendments thereto.

Abbreviated Legal Description: (Full legal located on page 2)

Ptn NE1/4 SW1/4, 6-35-3 aka Ptn Lot 2, SP 94-049

Assessor's Property Tax Parcel/Account Number(s) at the time of recording:

P33866 / XrefID 350306-3-001-0003

QUIT CLAIM DEED

THE GRANTOR(S), LORI A. KNUTSON, as her separate estate, for and in consideration of mere conveyance to a revocable living trust, convey and quitclaim to **GRANTEE(S)**, LORI A KNUTSON, Trustee, or her successors in interest, of the LORI A KNUTSON Living Trust dated September 2nd, 2025, and any amendments thereto, all of the Grantors' right, title, and interest in the following described real estate situated in the County of Skagit, State of Washington, together with any and all right, title, and interest in the property which Grantor may hereafter acquire.

Legal Description:

LOT 1 OF SHORT PLAT NO. 94-049, APPROVED DECEMBER 9, 1994, RECORDED DECEMBER 12, 1994, IN VOLUME 11 OF SHORT PLATS, PAGES 155 AND 156, UNDER AUDITOR'S FILE NO. 9412120047, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 6, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

Combined or aggregated with contiguous property described as:

THAT PORTION OF LOT 2 OF SHORT PLAT NO. 94-049, APPROVED DECEMBER 9, 1994, RECORDED DECEMBER 12, 1994, IN VOLUME 11 OF SHORT PLATS, PAGES 155 AND 156, UNDER AUDITOR'S FILE NO. 9412120047, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT NO. 94-049;

THENCE NORTH 00°24'03" EAST (EQUALS NORTH 01°10'58" WEST ON SAID SHORT PLAT NO. 94-049) A DISTANCE OF 2.63 FEET ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 1;

THENCE NORTH 62°29'11" WEST 7.36 FEET;

THENCE NORTH 51°19'38" WEST 22.00 FEET;

THENCE NORTH 62°50'57" WEST 53.51 FEET;

THENCE NORTH 72°06'39" WEST 50.96 FEET;

THENCE NORTH 83°40'26" WEST 59.84 FEET TO THE NORTH EXTENSION OF AN EXISTING FENCE LINE;

THENCE SOUTH 00°52'10" WEST 658.50 FEET ALONG SAID FENCE LINE TO

Cont. legal on page 3

THE NORTHERLY MARGIN OF THE SAMISH ISLAND ROAD;
 THENCE NORTH 87°06'22" EAST 210.20 FEET ALONG SAID NORTHERLY
 MARGIN TO THE SOUTHWEST CORNER OF SAID LOT 1;
 THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE
 POINT OF BEGINNING.
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

Subject to: This conveyance is subject to the covenants, conditions, restrictions and
 easements, if any, affecting title, which may appear in the public record, including those
 shown on any recorded plat or survey.

Assessor's Property Tax Parcel/Account Number(s) at the time of recording:

P33866 / XrefID 350306-3-001-0003

Commonly known as 12561 Samish Island Road, Bow, WA 98232

EXECUTED on this 2nd day of September, 2025.

Lori A. Knutson

LORI A. KNUTSON, Grantor

STATE OF WASHINGTON)

) ss.

COUNTY OF WHATCOM)

On this 2nd day of September, 2025, I certify that I know or have satisfactory evidence
 that LORI A. KNUTSON is the person who appeared before me and that they acknowledged
 that they signed this instrument and acknowledged it to be their free and voluntary act for the
 uses and purposes mentioned in the instrument.



Cynthia Rodriguez

NOTARY PUBLIC for the State of Washington
 My Commission expires: December 2, 2029