



202510220045

10/22/2025 01:34 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:
Scott Jackson and Melanie Mankamyer
3152 Pond Lane
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20253474
OCT 22 2025

Amount Paid \$0
Skagit Co. Treasurer
By KD Deputy

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):

SCOTT G. JACKSON and MELANIE MANKAMYER, husband and wife.

GRANTEE(S):

MELANIE M MANKAMYER and SCOTT G JACKSON, Trustees, or their successors in interest, of the MANKAMYER & JACKSON Living Trust dated October 15, 2025, and any amendments thereto.

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

TR 49 OF UNRECORDED SURV OF COLONY MTN DAF PTN NE1/4, SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., BEG ON N LI SD SUB 1195.00FT W OF NE COR TH W ALG N LI 247.19FT TH S 19-26-00 W 1030FT TH N 80-26-02 E 739.15FT TO W LI TR OF LND DESC AF#800369 SD TR AKA TR 53 TH NLY ALG W LI SD TR TAP INT WI LI DRWN S 31-38-06 E FR POB TH N 31-38-36 W 422.28FT TPOB EXC TR 48 DAF BAAP ON N LI NE1/4 SD SEC 1195.00FT W OF NE1/4 THOF TH CONT W ALG SD N LI 247.19FT TH S 19-26-00 W 662FT TO POB TH CONT S 19-26-00 W 368FT TH N 80-26-00 E 707.65FT TO W LI OF THAT PRIVATE RD DESC IN AF#800130 TH NLY ALG W LI SD RD TAP OF INT WITH A LI DRAWN N 76-50-16 E FR POB TH S 76-50-16 W TO POB. PER SURVEY AF#9811120117

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

P47992 / XrefID 360322-1-001-0006

QUIT CLAIM DEED

THE GRANTOR(S), SCOTT G. JACKSON and MELANIE MANKAMYER, husband and wife, for and in consideration of mere conveyance to a revocable living trust, convey and quitclaim to **GRANTEE(S)**, MELANIE M MANKAMYER and SCOTT G JACKSON, Trustees, or their successors in interest, of the MANKAMYER & JACKSON Living Trust dated October 15, 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:

TRACT 49, OF THE UNRECORDED SURVEY OF COLONY MOUNTAIN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., 1195.00 FEET WEST OF THE NORTHEAST 1/4 CORNER THEREOF;

THENCE CONTINUE WEST ALONG SAID NORTH LINE, 247.19 FEET;

THENCE SOUTH 19°26'00" WEST, 662 FEET;

THENCE NORTH 76°50'16" EAST TO THE WEST LINE OF THAT PRIVATE ROAD DESCRIBED IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 800130, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID ROAD TO A POINT OF INTERSECTION WITH A LINE DRAWN SOUTH 31°38'06" EAST FROM THE POINT OF BEGINNING;

THENCE NORTH 31°38'06" WEST, 422.28 FEET TO THE POINT OF BEGINNING. THE BASIS OF BEARING OF THIS DESCRIPTION IS THE NORTHERLY LINE OF SAID NORTHEAST 1/4 WHICH BEARS SOUTH 88°20'54" EAST.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 880130, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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.

