



202512010048

12/01/2025 10:53 AM Pages: 1 of 1 Fees: \$303.50
Skagit County Auditor

WHEN RECORDED, MAIL TO:

Jess & Tristen Lemieux
18801 Sound View Place
Edmonds, WA 98020

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By Sena Thompson
Date 12.1.25

TRANSFER ON DEATH DEED

GRANTORS: Jess Paul Lemieux and Tristen Marie Lemieux, a married couple

GRANTEES: Carson Paul Lemieux and Ava Rose Lemieux

TAX PARCEL NO: P66476

PROPERTY

ADDRESS: 35217 Phipps Drive, Mount Vernon, Washington 98274

CONVEYANCE:

The Grantors, Jess Paul Lemieux and Tristen Marie Lemieux, a married couple, hereby transfer and convey their right, title, and interest in and to the following described real property, including any after-acquired title of the Grantors herein, to the Grantees, Carson Paul Lemieux and Ava Rose Lemieux, with said transfer to take effect only upon the Grantors' deaths.

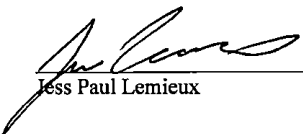
LEGAL

DESCRIPTION:

LOT 33, BLOCK 6 OF "LAKE CAVANAUGH, DIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to: All exceptions, covenants, conditions, restrictions and easements of record.

Dated November 22, 2025


Jess Paul Lemieux

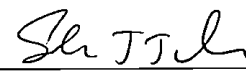

Tristen Marie Lemieux

STATE OF WASHINGTON

ss.

COUNTY OF SNOHOMISH

This record was acknowledged before me on November 22, 2025 by Jess Paul Lemieux and Tristen Marie Lemieux.


Sarah J. Jordan
Notary Public in and for the State of Washington
Residing at: Edmonds, Washington
My commission expires: September 14, 2028

