

Return Address:  
Edmonds Wills & Trusts  
Kyle G. Ray, Attorney at Law  
114 2<sup>nd</sup> Avenue South, Suite 101  
Edmonds, WA 98020

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20253930  
Date 12/05/2025

**QUIT CLAIM DEED**

Grantors:

1. **VALERIE A. KAVANAGH** and **KIMBERLEY I. O'NEIL**, trustee, or successor trustee(s) of the **RAYMOND E. WELTON AND NIKI WELTON TRUST DATED AUGUST 31, 2011**

Grantees:

1. **VALERIE A. KAVANAGH**
2. **KIMBERLEY I. O'NEIL**

Property Address:

1. 2405 N TRUMPETER DRIVE, MOUNT VERNON, WA 98273

Legal Description:

1. LOT 5, WEST TRUMPETER, AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 106 AND 107, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel Account Number:

1. 4527-000-005-0001 / P83799

**QUIT CLAIM DEED**

**VALERIE A. KAVANAGH and KIMBERLEY I. O'NEIL, trustee, or successor trustee(s) of the RAYMOND E. WELTON AND NIKI WELTON TRUST DATED AUGUST 31, 2011**, hereby quit claims and conveys to **VALERIE A. KAVANAGH and KIMBERLEY I. O'NEIL**, (hereinafter referred to as "Assignee"), the following described real estate in Skagit County, State of Washington:

Property Address: 2405 N TRUMPETER DRIVE, MOUNT VERNON, WA 98273

Tax Parcel Number: 4527-000-005-0001 / P83799

Legal Description: LOT 5, WEST TRUMPETER, AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 106 AND 107, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Dated this **3rd day of December, 2025.**

GRANTORS AND TRUSTEE(S):

  
\_\_\_\_\_  
**VALERIE A. KAVANAGH**

  
\_\_\_\_\_  
**KIMBERLEY I. O'NEIL**

**STATE OF WASHINGTON )**  
**) ss**  
**COUNTY OF SNOHOMISH )**

I certify that I know or have satisfactory evidence that **VALERIE A. KAVANAGH** and **KIMBERLEY I. O'NEIL** are the persons who appeared before me, and said persons 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.

  
\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington.

My Commission Expires: 10-25-2029

