

After Recording Mail to:  
JOHN F. SEAL  
22920 FRONT STREET  
MOUNT VERNON, WA 98274

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20253932  
Date 12/08/2025

LWA25218079

QUITCLAIM DEED

Grantor(s): JOHN F. SEAL

Grantee(s): JOHN F. SEAL

Abbreviated Legal: LOTS 1-10 & PTNS LOTS 11-14, LOTS 22 & 23, BLOCK 20, TOWN OF MCMURRAY

Additional legal(s) on page: EXHIBIT A

Assessor's Tax Parcel Number(s): 4145-020-010-0012

THE GRANTOR, JOHN F. SEAL, a widower, who acquired title as a married man, as his separate estate (herein, "Grantor"), whose address is 22920 Front Street, Mount Vernon, WA 98274, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and quitclaims to JOHN F. SEAL, a widower (herein, "Grantee"), whose address is 22920 Front Street, Mount Vernon, WA 98274, all of Grantor's interest in and to the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 22920 Front Street, Mount Vernon, WA 98274

Subject to easements, reservations, restrictions, covenants and conditions of record, if any.

Said property being the same property conveyed to Grantor and as described in instrument recorded on January 10, 2020, as Recording Number 202001100132.

Dated this SEPT 30, 2025.

GRANTOR:

John F Seal  
JOHN F. SEAL

STATE OF Washington  
COUNTY OF Skaagit

On this day personally appeared before me JOHN F. SEAL, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged signing the same as his her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: 09/30/2025

[AFFIX NOTARY SEAL]

Jennie L Andrews  
Print name: Jennie L Andrews  
Notary Public in and for the State of Washington  
Residing at: Canaan Island, WA  
My commission expires: 03/08/2028

JENNIE L ANDREWS  
Notary Public  
State of Washington  
Commission # 145419  
My Comm. Expires Mar 8, 2028

**EXHIBIT A****[Legal Description]****PARCEL "A":**

LOTS 8, 9 AND 10, AND THAT PORTION OF LOTS 11 THROUGH 14, INCLUSIVE AND LOTS 22 AND 23, LYING NORTHEASTERLY OF THE RAILROAD RIGHT OF WAY OF THE ENGLISH LUMBER COMPANY, ALL IN BLOCK 20, "TOWN OF MCMURRAY, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 107, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE SOUTH 1/2 OF UNOPENED ARCADE STREET LYING NORTH OF AND ADJACENT TO LOT 8, BLOCK, 20, "TOWN OF MCMURRAY, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 107, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL "B":**

LOTS 1 THROUGH 7, AND THE NORTHEASTERLY 1/2 OF THE ENGLISH RAILROAD RIGHT OF WAY ON, OVER AND ACROSS LOTS 11 THROUGH 14 AND LOTS 22 AND 23, ALL IN BLOCK 20, "TOWN OF MCMURRAY, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 107, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE SOUTH 1/2 OF UNOPENED ARCADE STREET LYING NORTH OF AND ADJACENT TO LOT 8, BLOCK, 20, "TOWN OF MCMURRAY, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 107, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL "C":**

THE NORTHEASTERLY 1/2 OF THE RAILROAD RIGHT OF WAY OF THE ENGLISH LUMBER COMPANY, RUNNING OVER AND ACROSS LOTS 11 THROUGH 14, INCLUSIVE AND LOTS 22 AND 23, ALL IN BLOCK 20, "TOWN OF MCMURRAY, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 107, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes.*

25-111012 (LB)

*reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*