

RETURN ADDRESS

Carl and Kathy Huswick
22607 Hull Rd
Mount Vernon, WA 98274

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By BELEN MARTINEZ
Affidavit No. 20254085
Date 12/19/2025

Document Title(s)

Washington Quit Claim Deed

Reference Number(s) of related documents:

Instrument

Additional Reference #'s on page

Grantor(s) (Last name, First name and Middle Initial)

Huswick, Carl A. and Huswick, Kathleen D.

Additional grantors on page

Grantee(s) (Last name, First name and Middle Initial)

Huswick, Carl A.. and Huswick, Kathleen D., Trustees, Huswick Family Trust

Additional grantees on page

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)

(0.5800 ac) LOTS 5 AND 6, HULL'S WATERFRONT TRACTS, AS PER PLAT THEREOF
RECORDED IN VOLUME 7 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY,
WASHINGTON. SURVEY AF#202005220087

Additional legal is on pages 2-3

Assessor's Property Tax Parcel/Account Number

Parcel: P17194; 33042500011203 and P66154; 39290000060006

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Carl A. Huswick

Signature of Requesting Party

Prepared By

Name: Susan Skelton
Address: 1812 Hewitt Ave #210
Everett, WA 98201

After Recording Return To

Name: Carl and Kathleen Huswick
Address: 22607 Hull Rd
Mount Vernon
State: WA Zip Code: 98274

Space Above This Line for Recorder's Use

WASHINGTON QUIT CLAIM DEED

STATE OF WASHINGTON

SNOHOMISH COUNTY

THIS DEED is made this 19 day of Dec. 2025, in the year 2025, between Carl A. Huswick and Kathleen D. Huswick as Grantor(s); and Carl A. Huswick and Kathleen D. Huswick, Trustees, Huswick Family Trust, as Grantee(s).

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of one dollar (\$1.00) in hand paid to Carl A. Huswick and Kathleen D. Huswick, residing at 22607 Hull Rd., Mount Vernon, WA 98274, Skagit County, State of Washington (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to Carl A. Huswick and Kathleen D. Huswick, Trustees, the Huswick Family Trust, a Revocable Trust, with a mailing address of 22607 Hull Rd., Mount Vernon, WA 98274 (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Skagit County, Washington, to-wit:

Address: 22607 Hull Rd., Mount Vernon, WA 98274

Abbreviated Legal Description: (0.5800 ac) LOTS 5 AND 6, HULL'S WATERFRONT TRACTS, AS PER PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#202005220087

Property ID: P17194; 33042500011203 and P66154; 39290000060006

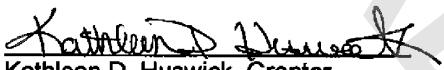
Legal Description: Parcel "A": Lots 5 and 6, "HULL'S WATERFRONT TRACTS," as per plat recorded in Volume 7 of Plats, page 33, records of Skagit County Washington.

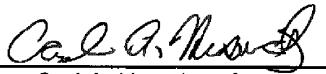
Parcel "B": That portion of the Burlington Northern Railroad Company right of way, conveyed by deed recorded under Auditor's File No. 8702180078, records of Skagit County, Washington; said portion being the right of way Easterly of the main track centerline as recorded December 26, 1890 in Book 13 of Deeds, page 566, and lying Northwesterly of and between the Northerly and Southerly lines extended, of the following described property:

Lots 5 and 6, "HULL'S WATERFRONT TRACTS", as per plat recorded in Volume 7 of Plats, page 33, records of Skagit County, Washington.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

REAL ESTATE EXCISE TAX EXEMPTION. The recording of this Quit Claim Deed is not a "sale" as defined in RCW 82.45.010(1) and is therefore not subject to real estate excise tax. The transfer that occurs is exempt from the Washington Real estate Excise Tax by reason of RCW 82.45.010(3)(p) and WAC 458-61A-211(2)(g).


Kathleen D. Huswick, Grantor

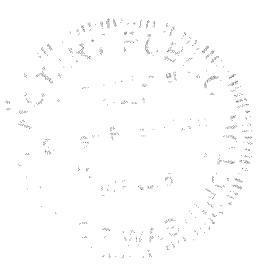

Carl A. Huswick, Grantor

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathleen D. Huswick and Carl A. Huswick, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the date set above.

Given under my hand this 19th day of December, 2025.



Notary Public

My Commission Expires: 2/28/2026