

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20254090  
Date 12/19/2025

When recorded return to:  
Brady Patrick Martin  
5046 Aerie Ln  
Sedro Woolley, WA 98284

Filed for record at the request of:

Chicago Title  
245475575



CHICAGO TITLE  
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Escrow No.: 245475575

Title no.: 620060407

**QUIT CLAIM DEED**

THE GRANTOR(S)

Stephanie Ann Coffey, spouse of grantee

for and in consideration of No Consideration, WAC 458-61A-203, Establish Separate Property in hand paid, conveys and quit claims to

Brady Patrick Martin, a married man as his separate estate

the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) herein:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

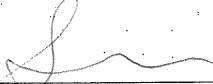
Abbreviated Legal: (Required if full legal not inserted above.)

LT 40, EAGLE VALLEY P.U.D.

Tax Parcel Number(s): P106933, 4632-000-040-0009

QUIT CLAIM DEED  
(continued)


Dated: 12/17/25

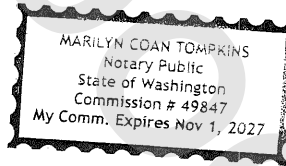
  
Stephanie Ann Coffey

State of WA

County of SRAKIT

This record was acknowledged before me on December 17 2025 by Stephanie Ann Coffey.

  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 11/01/2027



**EXHIBIT "A"**  
Legal Description

LOT 40, EAGLE VALLEY P.U.D., ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME  
15 OF PLATS, PAGES 181 THROUGH 183, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.