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202512290054

12/29/2025 03:45 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 4147
DEC 29 2025

Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy

QUIT CLAIM DEED

THE GRANTOR, STEVEN D. ELLIS, as Successor Trustee of the ELLIS FAMILY TRUST, Established December 30, 1987, and **STEVEN D. ELLIS**, as Personal Representative of the Estate of ARADINA J.F. ELLIS (Deceased) under Skagit County Cause No. 25-4-00430-29, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f)) and Trust (WAC 458-61A-210(1)), conveys and quit claims to **GRANTEE, STEVEN D. ELLIS**, a married person as his separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Number: P15198 (330202-0-000-0502)

Tract "B" of that certain Skagit County Short Plat No. 96-77, approved January 6, 1978 and recorded January 6, 1978, under Auditor's File No. 871600 in Volume 2 of Short Plats, page 172, records of Skagit County, Washington; being a portion of Tract 7 of Short Plat No. 116-77, commonly known as "Eagles Nest" in Section 2, Township 33 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: An Easement affecting the portion of said premises for Transmission Line, recorded October 19, 1971 and recorded under Auditor's File No. 759375; Reservation set forth in contract recorded March 28, 1977 under Auditor's File No. 853395; Terms and conditions of those certain conditions dated February 2, 1977 as disclosed by Contract recorded March 28, 1977 under Auditor's File No. 853395; Covenants, conditions and restrictions recorded June 22, 1977 under Auditor's File No. 858930; The face of the Short Plat contains the following: "All roads are private. Present zoning is residential. Water service and sewer service to be provided as an extension of existing Shelter Bay Community System; Easement for the right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system, recorded November 15, 1977 under Auditor's File No. 868656.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.

SKAGIT COUNTY, WASH
FILED

AUG 18 2025

SUPERIOR COURT OF WASHINGTON
FOR SKAGIT COUNTY

MELISSA BEATON, CO. CLERK
Deputy

Estate of ARADINA J F ELLIS:

NO. 25-4-00430-29

LETTERS TESTAMENTARY
(LTRTS)

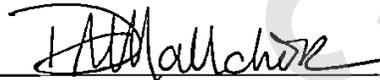
Whereas, the Last Will and Testament of ARADINA J F ELLIS deceased, was on August 15, 2025, duly exhibited, proven, and recorded in our said superior court,

Whereas, it appears in and by said Will that STEVEN D ELLIS is appointed executor thereon; and whereas, said STEVEN D ELLIS has duly qualified,

Now therefore, know all persons by these presents, that we do hereby authorize the said STEVEN D ELLIS to execute said will according to law.

Witness my hand and the seal of said court, August 18, 2025.

Melissa Beaton, County Clerk
Clerk of the Superior Court



By Deanna Mallchok Deputy Clerk

