



202601060051

01/06/2026 11:50 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When Recorded Return To:
Joseph D Bowen, Attorney at Law P.S.
401 S. 2nd Street
Mount Vernon, WA

Document: QUIT CLAIM DEED

Grantor: HOWARD F. ALVINO

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026.027
JAN 06 2026

Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy

Grantee: THE HOWARD F. ALVINO REVOCABLE TRUST

Property Address: 14640 STATE ROUTE 9, MT VERNON, WA 98273

Brief Description: LOT 1 SHORT CARD PL-11-0041, AS APPROVED ON OCTOBER 28, 2011 AND RECORDED ON OCTOBER 31, 2011 UNDER AF#201110310073, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 34 RANGE 4 EAST, W.M.

Property ID#: P24711P

XrefID #: 340414-0-017-0001

QUITCLAIM DEED (WAC 458-61A-211(1))

KNOW ALL BY THESE PRESENTS that the grantor HOWARD F. ALVINO hereby Quit Claims the following real property to THE HOWARD ALVINO REVOCABLE TRUST for the purpose of changing the form of ownership of the land and improvements described herein. The subject property is described as:

P24711

TAX 15 LOT 1 SHORT CARD PL-11-0041 RECORDED UNDER AF#201110310073 BEING A PORTION OF ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 34 RANGE 4 EAST, W.M. LYING NORTHERLY OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY, WESTERLY OF THE HIGHWAY RIGHT-OF-WAY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 99.37 FEET WEST OF THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY LINE OF THE STATE HIGHWAY RIGHT-OF-WAY THENCE SOUTH 18-02-37 EAST 680 FEET TO A POINT ON THE WESTERLY LINE OF SAID HIGHWAY RIGHT-OF-WAY THENCE SOUTH 17-37-30 EAST ALONG SAID HIGHWAY RIGHT-OF-WAY 208 FEET TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GARY N. FOSS AND PATRICIA FOSS, HUSBAND AND WIFE, BY INSTRUMENT RECORDED MARCH 12, 1964 UNDER AUDITORS FILE NUMBER 647711 SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION THENCE SOUTH 72-22-30 WEST 209.46 FEET TO THE SOUTHWESTERLY CORNER OF SAID FOSS TRACT THENCE NORTH 17-37-30 WEST 25.64 FEET TO AN EXISTING FENCE CORNER POST THENCE NORTH 88-00 WEST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14 A DISTANCE OF 752.3 FEET MORE OR LESS TO THE EASTERLY LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY AND THE TERMINAL POINT FOR THE DESCRIPTION OF SAID LINE, TOGETHER WITH THAT PORTION OF THE NORTHEASTERLY 1/2 OF THAT CERTAIN 100 FOOT WIDE STRIP OF LAND CONVEYED TO THE

SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY BY DEED RECORDED JULY 25, 1891, IN VOLUME 20 OF DEEDS, PAGE 504, RECORDS OF SKAGIT COUNTY, WASHINGTON, WHICH LIES WITHIN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., WESTERLY OF STATE HIGHWAY NO. 9 AND SOUTHERLY OF THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THOSE PREMISES CONVEYED TO TED J. PALMER AND MARIE M. PALMER, BY DEED RECORDED AUGUST 21, 1964, UNDER AUDITOR'S FILE NO. 654903, IN VOLUME 340 OF DEEDS, PAGE 544.

Situated in Skagit County, Washington.

WITNESS MY HAND THIS 27th day of December, 20 25.

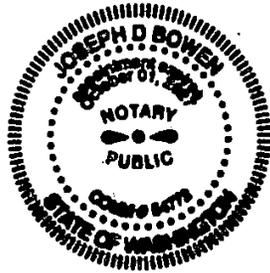
GRANTOR:

Howard Alvino
HOWARD F. ALVINO

NOTARY ACKNOWLEDGMENT

I certify that I know or have satisfactory evidence that HOWARD F. ALVINO each appeared and acknowledged that s/he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED THIS 17th day of Dec., 20 25.



Joseph D Bowen
NOTARY PUBLIC
State of WA

My Commission Expires 10/1/27