

202601070043

01/07/2026 02:58 PM Pages: 1 of 8 Fees: \$310.50  
Skagit County Auditor, WA

**WHEN RECORDED RETURN TO:**

Skagit Land Trust  
Attn: Kari Odden  
PO Box 1017  
Mount Vernon WA 98273

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20260049  
Date 01/07/2026

**DOCUMENT TITLE(S):**

Quit Claim Deed

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

25-22927-TB

:

Thais M Armstrong and Howard L. Armstrong

:

Skagit Land Trust, a Washington non-profit corporation

**ABBREVIATED LEGAL DESCRIPTION:**

Ptn. Gov. Lot 3, Section 36, Township 36 North, Range 2 East & Ptn. Lot 6, Block 5, FREESTAD'S  
PLAT, FIRST DIVISION

**TAX PARCEL NUMBER(S):**

P65490/3916-005-006-0109 & P47464/360236-0-019-0037 & P47470/360236-0-023-0023

P65489/ P47474 (Armstrong)

TITLE OF DOCUMENT: Quit Claim Deed

GRANTOR: Thaïs M. Armstrong and Howard L. Armstrong

GRANTEE: Skagit Land Trust

ABBREVIATED LEGAL DESCRIPTIONS: Ptn. Gov. Lot 3, S36, T36N, R2E & Ptn. Lot 6, Blk 5,  
Freestad's Plat, 1st Division

PARCEL NOS: P65489 and P47471 (Armstrong) and P47464, P47470, and P65490 (Ludwig)

REFERENCE NUMBERS OF RELATED DOCUMENTS:

#### QUIT CLAIM DEED

The Grantor, Thaïs and Howard Armstrong, for and in consideration of settling a boundary line dispute, conveys and quit claims to the Grantee, Skagit Land Trust, any interest the Grantor may have in the real estate described in attached Exhibit A, situated in Skagit County, Washington.

Grantor acknowledges this Quit Claim Deed and the property it conveys as the final, full and fair settlement of any claims arising from encroachments on Grantee's property and waives any present or future claim to property west of the boundary established by the survey shown in Exhibit B.

IN WITNESS WHEREOF, the Grantor executes this Quit Claim Deed on the day and year written below.

Grantor:

Thais M. Armstrong 12/18/25  
Thais M. Armstrong Date

Howard L. Armstrong 12/18/25  
Howard L. Armstrong Date

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I hereby certify that I know or have satisfactory evidence that Thais Armstrong and Howard Armstrong are the persons who appeared before me and acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

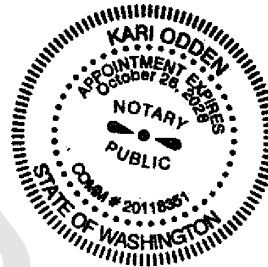
DATED: December 8, 2025.

Kari Odden

NOTARY PUBLIC for the State of Washington.

Residing in: Mount Vernon, WA

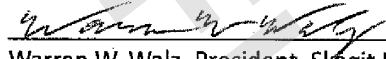
My Commission expires 10/26/2025



## ACKNOWLEDGMENT

We acknowledge receipt of this Quit Claim Deed and the property it conveys as the final, full and fair settlement of any claims arising from the Grantor's encroachments on Grantee's property.

Grantee:



Warren W. Walz, President, Skagit Land Trust

12-9-25

Date

## Exhibit A

## Ludwig Property

(Skagit County Assessor's Parcel Nos. P47464, P47470, and P65490)

## PARCEL A:

That portion of Government Lot 3 in Section 36, Township 36 North, Range 2 East, W.M.; described as follows:

Beginning at a point on the East line of said Government Lot 3 and the Southerly line of the County Road, which point bears South 1°35'00" East, a distance of 604.33 feet from the Northeast corner of said Government Lot 3;  
thence South 45°35'00" West along the Southerly side of said County road, a distance of 136.23 feet, which point is the true point of beginning of this description;  
thence continuing South 45°35'00" West along the Southerly side of said County Road, a distance of 83.33 feet;  
thence along a 57°17'45" curve to the left, which has a radius of 100.00 feet, a distance along the arc of 135.95 feet to a point of reverse curve, at which point the tangent to said reverse curve bears South 32°18'47" East;  
thence Southeasterly along a curve to the right, having a radius of 306.48 feet, a distance along the arc of 15.74 feet;  
thence South 29°22'15" East, a distance of 23.34 feet to a point in the centerline of Siwash Slough;  
thence North 67°50'00" East along the centerline of Siwash Slough, a distance of 95.40 feet to a point on the West line of that certain tract conveyed to Floyd G. Squires Sr. by J.T. Squires Sr., recorded November 29, 1939 in Volume 178 of Deeds, page 345, records of Skagit County, Washington and filed under Auditor's File No. 319462;  
thence North 6°36'27" East along the West line of the aforementioned tract, a distance of 71.63 feet to a point on the Government Meander Line along the Easterly side of said Section 36;  
thence North 71°53'33" West along said Government Meander Line, a distance of 53.31 feet;  
thence North 5°36'27" East, a distance of 94.39 feet to a point on the Southerly line of the County Road and the true point of beginning of this description,

EXCEPT dike and ditch rights-of-way.

Situate in the County of Skagit, State of Washington.

## PARCEL B:

That portion of Section 36, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the East line of Government Lot 3 in said Section 36 and the Southerly line of the County Road, which point bears South 1°35'00" East, a distance of 604.33 feet from the Northeast corner of said Government Lot 3;  
thence South 45°35'00" West along the Southerly side of said County Road, a distance of 136.23 feet;  
thence South 5°36'27" West, a distance of 94.39 feet;  
thence South 71°53'33" East, a distance of 53.31 feet to a point on the West line of that certain tract conveyed to Floyd G. Squires, Sr. by instrument recorded November 29, 1939 in Volume 178 of Deeds, page 345, records of Skagit County, Washington;

thence Northeasterly along the Northwesterly line of said Floyd D. Squires, Sr. tract to the East line of Government Lot 3 extended South in said Section 36;  
thence North along said East line extended South to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL C:

Tidelands of the second class as conveyed by the State of Washington, described as follows:

Beginning at a point 330 feet North and South 72° East, 191.4 feet from the center of Section 36, Township 36 North, Range 2 East, W.M.,  
thence North 72° West 290.4 feet;  
thence North 6°30' East 165 feet;  
thence North 50°30' East 244.2 feet;  
thence North 65° East 330 feet;  
thence South 55°15' East 99.66 feet;  
thence South 66°7' West 436.92 feet;  
thence South 21°37' East 331.98 feet;  
thence Westerly 33 feet to the true point of beginning.

EXCEPT that portion of the above described tract which lies Northerly of a line described as follows:

Beginning at a point 330 feet North and South 72° East, 191.4 feet from the center of Section 36, Township 36 North, Range 2 East, W.M.,  
thence North 72° West 290.4 feet;  
thence North 6°30' East 165 feet;  
thence North 50°30' East 244.2 feet;  
thence North 65° East 330 feet;  
thence South 55°15' East 99.66 feet;  
thence South 66°7' West 436.92 feet to a point which is the beginning of the described line;  
thence North 59°45'49" West a distance of 123.23 feet to a point on the center line of the said Section 36, Township 36 North, Range 2 East, W.M., which point is the end of the said described line.  
Situate in the County of Skagit, State of Washington.

PARCEL D:

That portion of Lot 6, Block 5, "FREESTAD'S PLAT, FIRST DIVISION", as per plat recorded in Volume 7 of Plats, page 69, records of Skagit County, Washington, situate in Skagit County, Washington, which lies Southerly of a line described as follows:

Beginning at a point 330 feet North and South 72° East, 191.4 feet from the center of Section 36, Township 36 North, Range 2 East, W.M.,  
thence North 72° West 290.4 feet;  
thence North 6°30' East 165 feet;  
thence North 50°30' East 244.2 feet;  
thence North 65° East 330 feet;  
thence South 55°15' East 99.66 feet;  
thence South 66°7' West 436.92 feet to a point which is the beginning of the described line;

thence North 59°45'49" West a distance of 123.23 feet to a point on the center line of the said Section 36, Township 36 North, Range 2 East, W.M., which point is the end of the said described line.

Situate in the County of Skagit, State of Washington.

## Survey

