

When Recorded Return To:
Jessica Webb
Heartwood Law
9030 35th Ave SW, Suite 100
Seattle, WA 98126

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By BELEN MARTINEZ
Affidavit No. 20260145
Date 01/16/2026

QUIT CLAIM DEED

Exempt from taxation pursuant to WAC 458-61A-211(2)(g): Mere change in identity or form – transfer into any revocable trust.

THE GRANTORS: **JOSEPH TEMPLE** and **JESSICA LIPSTATE** for and in consideration of a mere change in identity or form to transfer into a revocable trust, convey and quit claim to **JESSICA FAYE LIPSTATE** and **JOSEPH MELVIN TEMPLE III, Trustees of the TEMPLE LIPSTATE LIVING TRUST** dated **December 19, 2025** 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:

LOT 167, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 5 AND 6,, AS PER PLAT RECORDED ON JANUARY 10, 2006, UNDER AUDITOR'S FILE NO. 200601100170, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

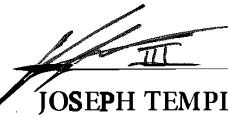
Subject to the covenants, restrictions, reservations, rights, rights of way, easements, and agreements of record, if any.

Tax Parcel Number(s): 4883-000-167-0000/P124076
Address: 1810 Bakerview Court, Mount Vernon, WA 98274



JESSICA LIPSTATE

Dated: December 19, 2025

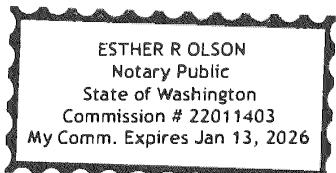


JOSEPH TEMPLE

Dated: December 19, 2025

I certify that I know or have satisfactory evidence that **JESSICA LIPSTATE** and **JOSEPH TEMPLE** are the individuals who appeared before me, and said persons acknowledged that they signed this document and acknowledged it to be of their free and voluntary act for the uses and purposes mentioned in this document.

Dated: DEC 19, 2025





Notary name printed or typed: ESTHER R OLSON
Notary Public for the State of WASHINGTON residing
at 522 NW OXFORD PL, OAK HARBOUR, WA 98277

This instrument was prepared from information furnished by the Grantor(s) and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property or any matter, except the validity of the form of this instrument.