

When Recorded Return To:  
Jessica Webb  
Heartwood Law  
9030 35<sup>th</sup> 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  
JESSICA LIPSTATE

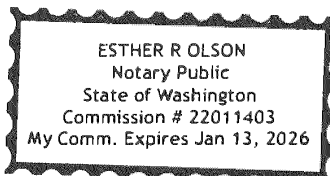
Dated: December 19, 2025

Joseph Temple III  
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



Esther R Olson  
Notary name printed or typed: ESTHER R OLSON  
Notary Public for the State of WASHINGTON residing  
at 522 NW OXFORD PL, OAK HARBOR, 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.