

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20260228
Date 01/28/2026

AFTER RECORDING RETURN TO:
WFG Lender Services
2625 Townsgate Road, Suite 101
Westlake Village, CA 91361
File No. 2695698WA-CTC

This document prepared by:
LaShay Jones, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

406733-LT

QUITCLAIM DEED

This deed is exempt from taxation by virtue of WAC sec. 458-61A-211(6) - mere change in identity.

Parcel Number: P51945 & P111012

THIS DEED made and entered into on this 31st day of October, 2025, by and between **Thomas Clement, Trustee of the Thomas Clement Living Trust dated October 25, 2018**, residing at 60793 State Route 20, Marblemount, WA 98267, hereinafter referred to as Grantor(s) and **Thomas Clement, Trustee of the Thomas Clement Living Trust dated October 25, 2018 as amended and restated October 5, 2023**, residing at 60793 State Route 20, Marblemount, WA 98267, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of TEN and 00/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, conveys and quitclaims to the said Grantee(s) the following described real estate located in Skagit County, State of Washington:

Parcel A:

Government Lots 3 and 6, and the Southeast Quarter of the Southwest Quarter in Section 31, Township 36 North, Range 11 East of the Willamette Meridian; EXCEPT that portion taken by Condemnation in Cause No. 9510, in the Superior Court of Skagit County by the City of Seattle.
Situate in the County of Skagit, State of Washington.

Parcel B:

An easement for ingress, egress and utilities over, under and across the West 60 feet of the East

75.82 feet of Government Lot 5 of Section 6, Township 35 North, Range 11 East, W.M.
Situate in the County of Skagit, State of Washington.

Property Tax ID No.: P51945 and P111012

Also known as: 60793 State Route 20, Marblemount, WA 98267

Subject to: covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Dated: 10/31/2025

Thomas Clement, Trustee
Thomas Clement, Trustee of the Thomas Clement Living Trust dated October 25, 2018

STATE OF WA
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **Thomas Clement, Trustee of the Thomas Clement Living Trust dated October 25, 2018** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/31/2025

Marilyn Coan Tompkins
Notary Public in and for the State of WA
Print Name: Marilyn Coan Tompkins
Residing at: 2410 Carpenter St Mount Vernon, WA 98274
My appointment expires: 11/01/2027

No title exam performed by the preparer. Legal description and party's names provided by the party.

Recordation Requested By:
WFG Lender Services
2625 Townsgate Rd, Suite 101
Westlake Village, California 91361

