

After Recording Return To:
Valerie J. Stevens
6222 N. Fork Rd.
Deming, WA 98244

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20260316
Date 02/05/2026

QUITCLAIM DEED

GRANTOR: WILLIAM COOKE STEVENS

GRANTEE: VALERIE J. STEVENS, who acquired title as
VALERIE J. NEWSOM, as her separate property

Legal Description:

Abbreviated Form: Ptn. Gov. Lot 10, 33-36-3 E.W.M.

Additional on: Exhibit A

Assessor's Tax Parcel NoS: 360333-0-023-0300 / P124311
360333-0-023-0009 /P48554

THE UNDERSIGNED GRANTOR, **WILLIAM COOKE STEVENS**, for and in consideration of the establishment of separate property [WAC 458-61A-203(1)], conveys and quitclaims to **VALERIE J. STEVENS**, who acquired title as **VALERIE J. NEWSOM**, as her separate property, all of Grantor's right, title, and interest in and to the following described real estate, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, to-wit:

Those certain tracts of land listed and described in Exhibit "A" attached hereto and incorporated by reference as if fully set forth herein.

SUBJECT TO: Easements, restrictions and reservations of record.

QUITCLAIM DEED

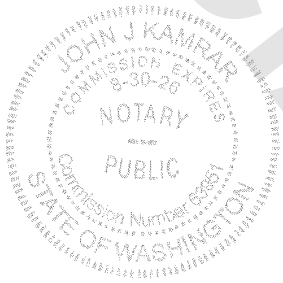
DATED this 30 day of January, 2026.

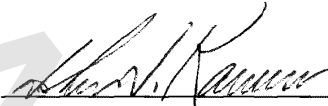

WILLIAM COOKE STEVENS

STATE OF WASHINGTON }
COUNTY OF Washcom } ss.

I certify that I know or have satisfactory evidence **WILLIAM COOKE STEVENS** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 30th day of January, 2026.




Printed Name JOHN J. KAMBAR
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 8/30/26

QUITCLAIM DEED

Exhibit "A"
Legal Description

360333-0-023-0300 / P124311

That portion of Government Lot 10, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the West marginal line of the County road with the North line of a tract conveyed to A. Hall by instrument recorded March 29, 1890, in Volume 10 of Deeds, page 293, records of Skagit County, Washington;
thence West along the North line of said A. Hall Tract a distance of 151 feet;
thence South a distance of 70 feet; thence East parallel to said North line of said A. Hall Tract to the West marginal line of said County road and the true point of beginning;
thence Southerly, along said West marginal line of said County road to a point that is 20 feet South of and parallel to the South line of a tract of land conveyed to David Swanson by deed recorded under Auditor's File No. 9612040001;
thence Westerly, parallel to said Southerly line of said Swanson tract, and the Westerly extension thereof, a distance of 185 feet, more or less, to a point that is 20 feet South and 25 feet West of the Southwest corner of said Swanson tract;
thence North, parallel to the West line of said Government Lot 10, a distance of 70 feet, more or less, to a point that is 350 feet South of the North line of said Government Lot 10;
thence Westerly, parallel to said North line, to the West line of said Government Lot 10;
thence North 20 feet to a point 330 feet South of the North line of said Government Lot 10;
thence East along the South line of said A. Hall tract to the Northwest corner of said Swanson tract;
thence South 70 feet to the Southwest corner of said Swanson tract;
thence East along the South line of said Swanson tract to the point of beginning.
Situate in the County of Skagit, State of Washington.

360333-0-023-0009 / P48554

That portion of Government Lot 10, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the Westerly line of the Old County road through Lot 10 with a line parallel with and 330 feet South of the North line of said Lot 10 (said point being the Southwest corner of a tract conveyed April 26, 1893, to E.C. Brown by deed recorded in Volume 31 of Deeds, page 59, records of Skagit County, Washington);
thence West along the South line of said Brown Tract to the West line of Government Lot 10;

Exhibit "A"

thence South along said West line to the Northerly line of the Old County road;
thence Northeasterly along said County road to the point of beginning,

EXCEPT that portion conveyed to David Swanson by deed recorded under Auditor's File No. 9612040001, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the West marginal line of the County road with the North line of a tract conveyed to A. Hall by instrument recorded March 29, 1890, in Volume 10 of Deeds, page 293, records of Skagit County, Washington;
thence West along the North line of said A. Hall Tract a distance of 151 feet;
thence South a distance of 70 feet;
thence East parallel with said North line of said A. Hall Tract to the West marginal line of said County road;
thence Northeasterly along said West marginal line to the point of beginning.

ALSO EXCEPT that portion of Government Lot 10, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the West marginal line of the County Road with the North line of a tract conveyed to A. Hall by instrument recorded March 29, 1890, in Volume 10 of Deeds, page 293, records of Skagit County, Washington;
thence West along the North line of said A. Hall Tract a distance of 151 feet;
thence South a distance of 70 feet;
thence East parallel to said North line of said A. Hall Tract to the West marginal line of said County Road and the true point of beginning;
thence Southerly along said West marginal line of said County Road to a point that is 20 feet South of and parallel to the South line of a tract of land conveyed to David Swanson by deed recorded under Auditor's File No. 9612040001;
thence Westerly, parallel to said Southerly line of said Swanson Tract, and the Westerly extension thereof, a distance of 185 feet, more or less, to a point that is 20 feet South and 25 feet West of the Southwest corner of said Swanson Tract;
thence North, parallel to the West line of said Government Lot 10, a distance of 70 feet, more or less, to a point that is 350 feet South of the North line of said Government Lot 10;
thence Westerly, parallel to said North line, to the West line of said Government Lot 10;
thence North 20 feet to a point 330 feet South of the North line of said Government Lot 10;
thence East along the South line of said A. Hall Tract to the Northwest corner of said Swanson Tract;
thence South 70 feet to the Southwest corner of said Swanson Tract;
thence East along the South line of said Swanson Tract to the point of beginning.

Situate in the County of Skagit, State of Washington.

Exhibit "A"