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02/18/2026 03:11 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2026-0423
FEB 18 2026

Amount Paid \$ *0*
Skagit Co. Treasurer
By *LT* Deputy

Return Address

Jeffrey E. Pratt
MARSH MUNDORF PRATT SULLIVAN
+ McKENZIE, P.S.C.
4220 132nd Street SE, Suite 201
Mill Creek, WA 98012

Document name: Quit Claim Deed
Reference No: N/A
Grantor: Steven V. Riggs and Christine F. Riggs, husband and wife
Grantees: Steven Vincent Riggs and Christine Florence Riggs, Trustees of the Riggs Family Trust
Legal Description: (1.8200 ac) LOT 18, PLAT OF SUNSET CREEK PLANNED UNIT DEVELOPMENT, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 168 THROUGH 172, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.
Tax Parcel/Account No: 4694-000-018-0000

QUIT CLAIM DEED

The Grantors, Steven V. Riggs and Christine F. Riggs, husband and wife, for and in consideration of the transfer to a Revocable Living Trust and no other consideration (WAC 458-61A-211(2)(g)), convey and quit claim to Steven Vincent Riggs and Christine Florence Riggs; Trustees of the Riggs Family Trust, the following described real estate situate in Skagit County, Washington, together with all after acquired title of the Grantors therein:

Lot 18, SUNSET CREEK PLANNED UNIT DEVELOPMENT, according to the plat thereof recorded in Volume 16 of Plats, page 168, records of Skagit County, Washington,

Situated in Skagit County, Washington.

SUBJECT TO: Restrictions, reservations and easements of record.

(Also Known as 17338 Widgeon Lane, Bow, WA 98232).

DATED: February 13, 2026.

Steven Vincent Riggs

Steven Vincent. Riggs

Christine Florence Riggs

Christine Florence Riggs

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me, Steven Vincent. Riggs and Christine Florence Riggs, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on February 13th, 2026.

Marilyn Knotts

[Print Name] Marilyn Knotts
Notary Public in and for the State of Washington
residing at Su Han
My commission expires 08-22-29

Notary Public
State of Washington
Marilyn Knotts
Commission No. 25028223
Commission Expires 08-22-29