



202602200081

02/20/2026 03:30 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When Recorded Return To:

Name: _____
Address: _____

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026.0476
FEB 20 2026

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

Space above this line for recorder's use only

Assessor's Property Tax Parcel or Account #: P49915

Reference Numbers of Documents Assigned or Released: 360425-1-002-001

WASHINGTON QUITCLAIM DEED

STATE OF WASHINGTON
Skagit COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of zero dollars (gift) (\$0) in hand paid to Melissa Dawn Rigdon, a ~~single individual~~ ^{married woman operating as a single owner}, residing at 9003 Fruitdale Road Sedro-Woolley, WA 98284

(hereinafter known as the "Grantor(s)") hereby remise, release, and forever quitclaim to Mark Sniffen, a single individual, residing at 4288 State Route 9 Sedro-Woolley, WA 98284

(hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Skagit County, Washington, to-wit:

See Attached
PTN NE 25/36/04

[WRITE LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

eSign

Melissa Rigdon
Grantor's Signature
Melissa Rigdon
Grantor's Name
9003 Fruitdale Road
Street Address
Sedro-Woolley, WA 98284
City, State & ZIP

Grantor's Signature

Grantor's Name

Street Address

City, State & ZIP

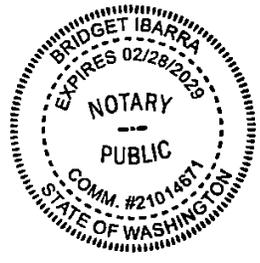
STATE OF WA)
COUNTY OF Skagit)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melissa Dawn Rigdon, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 2/20/20 (mm/dd/yyyy)

[Signature]
Notary Public

My Commission Expires: 2/29/29



eSign

Exhibit "A"

Current Legal Description of 4248 State Route 9 Parcel # P49915

5.3300 ac) (INC M/H SN HOMETTE 72 44X24) THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING WITHIN THE FOLLOWING BOUNDARIES: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 25; THENCE NORTH 01-53-00 EAST ALONG THE EAST LINE OF SAID SECTION 25 AND THE CENTERLINE OF SEDRO WOOLLEY WICKERSHAM HIGHWAY, A DISTANCE OF 111.69 FEET; THENCE LEAVING THE EAST LINE OF SAID SECTION 25 NORTH 01-26-44 EAST ALONG THE CENTERLINE OF SEDRO WOOLLEY WICKERSHAM HIGHWAY, A DISTANCE OF 993.25 FEET; THENCE LEAVING SAID CENTERLINE NORTH 87-57-46 WEST, A DISTANCE OF 32.71 FEET TO THE WESTERLY MARGIN OF SAID SEDRO WOOLLEY WICKERSHAM HIGHWAY; THENCE NORTH 01-26-44 EAST ALONG SAID WESTERLY MARGIN, A DISTANCE OF 174.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 73-30-26 WEST, A DISTANCE OF 65.22 FEET; THENCE SOUTH 32-58-17 WEST, A DISTANCE OF 48.35 FEET; THENCE NORTH 57-01-43 WEST, A DISTANCE OF 112.80 FEET; THENCE NORTH 02-02-15 EAST, A DISTANCE OF 19.57 FEET; THENCE NORTH 87-57-45 WEST, A DISTANCE OF 321.32 FEET; THENCE SOUTH 02-02-15 WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 87-57-45 WEST, A DISTANCE OF 26.67 FEET; THENCE NORTH 02-02-15 EAST, A DISTANCE OF 8.00 FEET; THENCE NORTH 87-57-45 WEST, A DISTANCE OF 790.20 FEET TO THE EASTERLY MARGIN OF BNSF RAILROAD RIGHT OF WAY; THENCE NORTH 03-19-25 EAST ALONG THE EASTERLY MARGIN OF BNSF RAILROAD, A DISTANCE OF 169.24 FEET; THENCE LEAVING SAID EASTERLY MARGIN, SOUTH 87-57-45 EAST, A DISTANCE OF 1,316.86 FEET TO THE WESTERLY MARGIN OF SAID SEDRO WOOLLEY WICKERSHAM HIGHWAY; THENCE SOUTH 01-26-43 WEST A DISTANCE OF 221.58 FEET TO THE POINT OF BEGINNING.