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02/26/2026 11:56 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:
ALEXANDER and CAROL JONES
13108 Sunset Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026-0536
FEB 26 2026

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

Document Title(s) or transactions contained herein:

Quit Claim Deed

Reference Number(s) of related documents:

There is no reference number assigned or released.

GRANTOR(S):

CAROL W JONES and ALEXANDER R JONES, husband and wife.

GRANTEE(S):

ALEXANDER R JONES and CAROL W JONES, Trustees, or their successors in interest, of the JONES Living Trust dated February 24, 2026, and any amendments thereto.

Abbreviated Legal Description: (Full legal located on page 2)

PTN LOTS 15 & 16, RANCHO SAN JUAN DEL MAR, SUBD. NO. 11

Assessor's Property Tax Parcel/Account Number(s) at the time of recording:

P68449 / XrefID 3982-000-015-0009

QUIT CLAIM DEED

THE GRANTOR(S), CAROL W JONES and ALEXANDER R JONES, husband and wife, for and in consideration of mere conveyance to a revocable living trust, convey and quitclaim to **GRANTEE(S)**, ALEXANDER R JONES and CAROL W JONES, Trustees, or their successors in interest, of the JONES Living Trust dated February 24, 2026, and any amendments thereto, all of the Grantors' right, title, and interest in the following described real estate situated in the County of Skagit, State of Washington, together with any and all right, title, and interest in the property which Grantor may hereafter acquire.

Legal Description:**PARCEL "A":**

TRACT 15, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 84 AND 85, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 16, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 84 AND 85, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 15 OF SAID PLAT;
THENCE NORTH 82°39'15" WEST ALONG SOUTH LINE OF SAID LOT 15 A
DISTANCE OF 48 FEET 4 INCHES;
THENCE AT RIGHT ANGLES TO SAID SOUTH LINE TO A POINT ON A LINE
PARALLEL WITH A 4 FEET SOUTHWESTERLY OF THE SOUTH LINE OF SAID LOT
13, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE EASTERLY TO THE SOUTHEAST CORNER OF SAID LOT 15;
THENCE NORTH 82°39'15" WEST ALONG SAID SOUTH LINE 115 FEET;
THENCE EASTERLY TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF LOT 15, "PLAT OF RANCHO SAN JUAN DEL MAR,
SUBD. NO. 11", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 84 AND
85, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 15;
THENCE NORTH 82°39'15" WEST ALONG THE SOUTH LINE OF SAID LOT 15, A
DISTANCE OF 115 FEET TO THE TRUE POINT OF BEGINNING;

Cont. legal on page 3

THENCE CONTINUE WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 25 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 15;
THENCE NORTH 15°07'50" EAST ALONG THE WESTERLY LINE OF SAID LOT 15, A DISTANCE OF 25 FEET;
THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING.

THE GRANTOR ALSO CONVEYS A QUIT CLAIM TO THE GRANTEES ALL RIGHTS HELD BY SAID LOT 15 TO THAT PORTION OF THE BUILDING SETBACK AREA ON LOT 16 OF SAID PLAT DESCRIBED AS FOLLOWS:
BEGIN AT THE EASTERLY TERMINUS OF THE EXISTING BUILDING SETBACK LINE AT THE SOUTHWEST CORNER OF SAID LOT 15;
THENCE NORTH 15°07'50" EAST ALONG THE WEST LINE OF SAID LOT 15 TO A POINT ON A LINE PARALLEL WITH AND 46 FEET SOUTHERLY OF THE SOUTH LINE OF LOT 14 OF SAID PLAT;
THENCE WESTERLY IN A STRAIGHT LINE TO THE INTERSECTION OF THE EXISTING BUILDING SETBACK LINE AND/OR ITS NORTHWESTERLY EXTENSION WITH A LINE PARALLEL WITH AND 34 FEET SOUTHERLY OF THE SOUTH LINE OF SAID LOT 14;
THENCE SOUTHEASTERLY ALONG THE EXISTING BUILDING SETBACK LINE AND/OR ITS NORTHWESTERLY EXTENSION TO THE POINT OF BEGINNING. THE PURPOSE OF THE CONVEYANCE OF THESE RIGHTS IS TO ALLOW THE MOVEMENT OF THE EXISTING BUILDING SETBACK LINE TO THE NORTHERLY LINE OF THE ABOVE DESCRIBED TRIANGLE OF THE BUILDING SETBACK AREA.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

AN UNDIVIDED 1/23RD INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT OF LAND FOR THE PURPOSE OF GIVING EACH OWNER BEACH ACCESS:
THE NORTH 26 FEET OF LOT 1 AS MEASURED ON THE WEST SIDE THEREOF, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 84 AND 85, RECORDS OF SKAGIT COUNTY, WASHINGTON.
EXCEPT THE NORTH 6 FEET THEREOF.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.


Subject to: This conveyance is subject to the 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.

Assessor's Property Tax Parcel/Account Number(s) at the time of recording:


P68449 / XrefID 3982-000-015-0009

Commonly known as 13108 Sunset Lane, Anacortes, WA 98221

EXECUTED on this 24 day of February, 2026.



CAROL W JONES, Grantor




ALEXANDER R JONES, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this 24 day of February, 2026, I certify that I know or have satisfactory evidence that CAROL W JONES and ALEXANDER R JONES are the persons who appeared before me and that they acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.





NOTARY PUBLIC for the State of Washington
My Commission expires: July 22, 2026