

Recording Requested by:

Heidi Baxter
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Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20260861
Date 03/26/2026

QUIT CLAIM DEED

Reference Numbers of Related Document:

Grantor: Charles S. Seel, as Personal Representative of the Estate of Donna K. Seel, and Charles S. Seel, an individual

Grantee: Charles S. Seel, or his successor, as Trustee of the Donna Seel Marital Trust established by the Last Will and Testament of Donna K. Seel dated January 31, 2025.

Abbreviated Legal Descriptions: LOT 18, WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON

Geo ID: 4137-000-018-0000

Parcel #: P119374

Property Address: North Westview Rd, Mount Vernon, WA 98274

The Grantors, Charles S. Seel, as an individual, and Charles S. Seel, as the duly appointed, qualified and acting Personal Representative of the Estate of Donna K. Seel, in Probate Cause No. 25-4-05684-5 SEA in King County Superior Court of Washington and not in Grantor's individual capacity, and as authorized by Order Granting Nonintervention Powers entered in the probate cause on August 12, 2025, to settle the Estate of Donna K. Seel, without further court intervention and in fulfillment of the terms of the Last Will and Testament of Donna K. Seel, hereby bargains, sells, and conveys to Charles S. Seel, or his successor, as Trustee of the Donna Seel Marital Trust established by the Last Will and Testament of Donna K. Seel dated January 31, 2025, all of the interest of the Estate of Donna K. Seel, and all of his individual interest in the following-described real estate, situated in the County of Skagit, State of Washington:

(0.1600 ac) (LMD1) LOT 18, WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 5, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY, COMMONLY KNOWN AS THE

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NORTHERN PACIFIC RAILWAY (AS ORGINALLY CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY) ADJOINING THE PLAT OF WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 5, RECORDS OF SKAGIT COUNTY, WASHINGTON, THAT LIES WESTERLY OF THE CENTERLINE OF SAID RIGHT-OF-WAY AND BETWEEN THE NORTHEASTERLY EXTENSIONS OF BOTH THE NORTHWESTERLY AND THE SOUTHEASTERLY LINE OF LOT 18 OF SAID PLAT; EXCEPT THAT PORTION, THEREOF, IF ANY, LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY; SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

The Grantors, for said Estate and for its successors in interest, does by these presents expressly limit the covenants of this Deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implications.

DATED this 24TH day of JANUARY, 2026.

Charles S. Seel

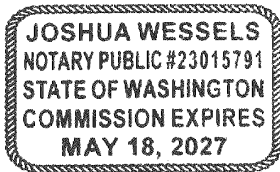
Charles S. Seel

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and no title examination was required in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.

STATE OF Washington)
) ss.
COUNTY OF King)

On this day personally appeared before me Charles S. Seel, in his individual capacity and as Personal Representative of the Estate of Donna K. Seel, known to be the individual described in and who executed the within and foregoing instrument individually and acknowledged that he signed and sealed the same as his free and voluntary act and deed for himself and on behalf of the Estate for the uses and purposes therein mentioned, and on oath stated that the document authorizing the execution of this instrument has not been revoked.

GIVEN under my hand and official seal this 24th day of January 2026.



Joshua Wessels

Printed name: Joshua Wessels
NOTARY PUBLIC in and for the State of Washington
residing at Seattle
My Commission Expires: May 18, 2027