



202604010089

04/01/2026 03:33 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When Recorded Please Return To:
PIRKLE & SALE LAW FIRM, INC. P.S.
P.O. Box 1788
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026.0938
APR 1 2026

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

QUIT CLAIM DEED

THE GRANTOR, RITA J. VANDER STOEP, as Personal Representative of the Estate of RONALD D. VANDER STOEP (Deceased), under Skagit County Cause No. 25-4-00549-29, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f)), conveys and quit claims to GRANTEE, RITA J. VANDER STOEP, a single person as her separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Number: P69401 (4008-000-002-0010)

That portion of Lot 2, SKAGIT BEACH NO. 1, according to the plat thereof recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 2;
thence South 10°22' East a distance of 90.00 feet, along the East line of said lot;
thence South 84°17' West a distance of 188 feet, more or less, to the line of ordinary high tide;
thence Northerly along the line of ordinary high tide to the North line of said lot;
thence North 79°38' East along the North line of said lot, a distance of 115 feet, more or less, to the point of beginning;

EXCEPTING therefrom the following:

Beginning at the Northeast corner of said Tract 2;
thence South 10°21'11" East along the East line thereof, a distance of 90.00 feet to the Southeast corner of the North Half of said Tract 2;
thence South 84°17'49" West along the South line of said North Half, a distance of 9.45 feet;
thence North 06°18'35" West, a distance of 54.02 feet to the point of curvature of a curve to the left having a radius of 935.20 feet;
thence along said curve through a central angle of 02°10'06", and an arc length of 35.39 feet to the North line of said Tract 2;
thence North 79°38'49" East along said North line, a distance of 3.78 feet to the point of beginning of this description.

Situate in Skagit County, Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.

SKAGIT COUNTY, WASH
FILED

OCT 27 2025

MELISSA BEATON, CO. CLERK
Deputy

SUPERIOR COURT OF WASHINGTON
FOR SKAGIT COUNTY

Estate of RONALD D VANDER STOEP:

NO. 25-4-00549-29

LETTERS TESTAMENTARY
(LTRTS)

Whereas, the Last Will and Testament of RONALD D VANDER STOEP deceased, was on October 23, 2025, duly exhibited, proven, and recorded in our said superior court,

Whereas, it appears in and by said Will that RITA J VANDER STOEP is appointed executor thereon, and whereas, said RITA J VANDER STOEP has duly qualified,

Now therefore, know all persons by these presents, that we do hereby authorize the said RITA J VANDER STOEP to execute said will according to law.

Witness my hand and the seal of said court, October 27, 2025.

Melissa Beaton, County Clerk
Clerk of the Superior Court



By Deanna Mallchok Deputy Clerk

