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04/24/2026 01:06 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

Name & Return Address:

JONATHAN and TRACEY WALLACE
24259 Nookachamp Hills Dr
Mount Vernon, Washington 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026-1235
APR 24 2026

Amount Paid \$-0
Skagit Co. Treasurer
By Deputy
LS

Washington State Recorder's Cover Sheet (RCW 65.04) Please print legibly or type information.

Document Title(s) Quit Claim Deed
Grantor(s) JONATHAN B. WALLACE and TRACEY L. WALLACE, a married couple as to their community property ____ Additional Names on Page ____ of Document
Grantee(s) JONATHAN B. WALLACE and TRACEY LORRAINE WALLACE, as Trustees of Wallace Family Trust dated April 24, 2026 ____ Additional Names on Page ____ of Document
Legal Description (Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section) Lot 207, Nookachamp Hills PUD Phases 3 and 4 Complete Legal Description on Page ____ of Document
Auditor's Reference Number(s)
Assessor's Property Tax Parcel/Account Number(s) P127760, 4963-000-207-0000
Non Standard Fee \$50.00 By signing below, you agree to pay the \$50.00 non standard fee. I am requesting an emergency non standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. _____ Signature of Party Requesting Non Standard Recording NOTE: Do not sign above or pay additional \$50.00 fee if document meets margin/formatting requirements. The Auditor/Recorder will rely on the information provided on this cover sheet. Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

After Recording Return To:
JONATHAN and TRACEY WALLACE
24259 Nookachamp Hills Dr
Mount Vernon, Washington 98274

THIS SPACE ABOVE PROVIDED FOR RECORDER'S USE

Tax Parcel No: P127760, 4963-000-207-0000

Abbreviated Legal: Lot 207, Nookachamp Hills PUD Phases 3 and 4

QUIT CLAIM DEED

The Grantors, JONATHAN B. WALLACE and TRACEY L. WALLACE, a married couple as to their community property, for good and valuable consideration in hand paid, convey and quitclaim to the Grantees, JONATHAN B. WALLACE and TRACEY LORRAINE WALLACE, as Trustees of Wallace Family Trust dated April 24, 2026, all of the Grantors' interest in the following described real estate situated in Skagit County, Washington:

See full legal description in the attached **Exhibit A**.

TOGETHER WITH all appurtenances belonging thereto.

SUBJECT TO all codes, easements, covenants, conditions, restrictions, and encumbrances, rights of record, and encroachments, if any.

[SIGNATURE PAGE FOLLOWS]

QUIT CLAIM DEED

Exhibit A

LOT 207 OF NOOKACHAMP HILLS PUD PHASES 3 AND 4, RECORDED UNDER AF#200807240089, LOCATED IN SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST; BEING A PORTION OF SOUTHEAST 1/4 OF SECTION 25 TOWNSHIP 34 NORTH, RANGE 4 EAST, AND NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST AND NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST, AND SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON