

Return Address:

Summit Settlement Services LLC
50 Jordan Street
East Providence, RI 02914

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20261205
Date 04/22/2026

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in)

1. Quit Claim Deed 2. _____
 3. _____ 4. _____

Reference Number(s) of Documents assigned or released:
 Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. Johnny D Bledsaw and Karen Bledsaw
 2. _____
 Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. Johnny D Bledsaw and Karen Bledsaw
 2. _____
 Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
PTN. LOTS D & E, SHORT PLAT NO. 144-79, VOL. 4, PG. 16, PTN. SE SW, SEC 22,
T35N, R6E W.M.
 Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number Assessor Tax # not yet assigned
P41858

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

Recordation Requested By/Return to:
SUMMIT SETTLEMENT SERVICES
RECORDING
50 JORDAN STREET
EAST PROVIDENCE, RI 02914
File No. ASV-274107

Send Tax Notices to:
JOHNNY D BLEDSAW AND KAREN BLEDSAW
33308 S SKAGIT HIGHWAY
SEDRO WOOLLEY, WA 98284

QUITCLAIM DEED

THIS DEED, executed this 16 day of April, 2026, THE GRANTOR(S)

**KAREN S. BLEDSAW, ALSO KNOWN AS KAREN BLEDSAW, MARRIED WHO ACQUIRED
TITLE AS A SINGLE WOMAN, HEREIN JOINED BY SPOUSE JOHNNY D BLEDSAW,**

for and in consideration of **\$10.00**

in hand paid, conveys, and quit claims to **JOHNNY D BLEDSAW AND KAREN BLEDSAW,
HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT
AS TENANTS IN COMMON** the following real estate, situated in the County of SKAGIT, State of
Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

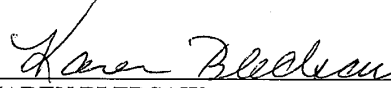
Tax Parcel Number: P41858
Property Address: 33308 S SKAGIT HIGHWAY, SEDRO WOOLLEY, WA 98284
Abbreviated Legal Description (required if full legal not inserted above):
PTN. LOTS D & E, SHORT PLAT NO. 144-79, VOL. 4, PG. 16, PTN. SE SW, SEC22. T35N, R6E W.M.

This instrument was prepared without the benefit of a title examination.

THE GRANTEES BY SIGNING THE ACCEPTANCE BELOW, EVIDENCE THEIR INTENTION TO ACQUIRE SAID PREMISES AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON. ACCEPTED AND APPROVED.



JOHNNY D BLEDSAW



KAREN BLEDSAW

UNOFFICIAL DOCUMENT

Exhibit "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

TRACT E, SKAGIT COUNTY 5-ACRE SUBDIVISION NO. 144-79, APPROVED DECEMBER 21, 1979, AND RECORDED DECEMBER 24, 1979, IN VOLUME 4 OF SHORT PLATS, PAGE 16, UNDER AUDITOR'S FILE NO. 7912240001, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE FOLLOWING PORTION OF TRACT E:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT E;

THENCE NORTH 89°01'52" EAST ALONG THE SOUTH LINE OF TRACT E A DISTANCE OF 60 FEET;

THENCE NORTH 00°42'00" EAST PARALLEL WITH THE WEST LINE OF TRACT E A DISTANCE OF APPROXIMATELY 265 FEET TO THE MIDDLE OF A CREEK;

THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID CREEK TO THE INTERSECTION OF SAID CREEK AND THE WEST LINE OF TRACT E;

THENCE SOUTH 00°42'00" WEST ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 320 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE FOLLOWING PORTION OF TRACT D OF SAID SHORT PLAT:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT E;

THENCE NORTH 00°42'00" EAST ALONG THE WEST LINE OF TRACT E A DISTANCE OF 565.724 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°01'52" WEST A DISTANCE OF 50 FEET;

THENCE NORTH 00°42'00" EAST A DISTANCE OF 350 FEET;

THENCE NORTH 89°01'52" EAST A DISTANCE OF 50 FEET;

THENCE SOUTH 00°42'00" WEST A DISTANCE OF 350 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

AN EASEMENT FOR PURPOSES OF INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS THAT CERTAIN EXISTING ROAD DEPICTED AND DESCRIBED ON THE FACE OF SHORT PLAT NO. 144-79, APPROVED DECEMBER 21, 1979, AND RECORDED DECEMBER 24, 1979, IN VOLUME 4 OF SHORT PLATS, PAGE 16, UNDER AUDITOR'S FILE NO. 7912240001, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, AND REFERRED TO THEREON AS ELWICK'S LANE.

PARCEL C:

AN EASEMENT FOR PURPOSES OF INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS A STRIP OF LAND 30 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT C OF SHORT PLAT NO 144-79, APPROVED DECEMBER 21, 1979, AND RECORDED DECEMBER 24, 1979, IN VOLUME 4 OF SHORT PLATS, PAGE 16, UNDER AUDITOR'S FILE NO. 7912240001, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A

PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN;

THENCE SOUTH 02°39'25" EAST A DISTANCE OF 219.617 FEET TO THE TRUE POINT OF BEGINNING,
SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF ELWICK'S LANE AND THE SOUTH
RIGHT-OF-WAY LINE OF THE SOUTH SKAGIT HIGHWAY. FROM SAID POINT;

THENCE NORTH 89°58'36" EAST A DISTANCE OF 49.936 FEET TO A POINT ON THE EAST RIGHT-OF-
WAY LINE OF ELWICK'S LANE;

THENCE SOUTH 68°10'01" EAST A DISTANCE OF 172.319 FEET;

THENCE SOUTH 36°51'56" EAST A DISTANCE OF 47.450 FEET TO A POINT ON THE EAST LINE OF
TRACT C;

THENCE CONTINUING ON THE SAME BEARING A DISTANCE OF 231.231 FEET;

THENCE SOUTH 57°25'14" EAST A DISTANCE OF 134.712 FEET TO A POINT ON THE EAST LINE OF
TRACT D, SAID POINT LYING NORTH 00°42'00" EAST A DISTANCE OF 452.649 FEET FROM THE
SOUTHEAST CORNER OF TRACT D.

SIDELINES TO BE SHORTENED OR EXTENDED SO AS TO TERMINATE AT PROPERTY LINES;

EXCEPT THAT PORTION LYING WEST OF THE FOLLOWING DESCRIBED STRIP OF LAND;

A 30-FOOT WIDE STRIP IN TRACT C OF CERTIFIED SURVEY MAP #144-79, AS RECORDED IN
VOLUME 4 OF SHORT PLATS, PAGE 16, COUNTY, UNDER AUDITOR'S FILE NO. 7912240001, RECORDS
OF SKAGIT COUNTY, WASHINGTON, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF ELWICK'S LANE WITH THE SOUTH
RIGHT-OF-WAY LINE OF THE SOUTH SKAGIT HIGHWAY;

THENCE NORTH 89°58'36" EAST A DISTANCE OF 49.936 FEET TO A POINT ON THE EAST RIGHT-OF-
WAY LINE OF ELWICK'S LANE;

THENCE SOUTH 68°10'01" EAST A DISTANCE OF 172.319 FEET TO THE POINT OF BEGINNING OF THIS
CENTERLINE DESCRIPTION;

THENCE NORTH 24°13'15" WEST A DISTANCE OF 13.30 FEET TO THE POINT OF CURVATURE OF A
CURVE TO THE LEFT HAVING A RADIUS OF 49.75 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°38'13" AND
AN ARC LENGTH OF 57.00 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE
RIGHT HAVING A RADIUS OF 57.06 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°25'28" AND
AN ARC LENGTH OF 67.15 FEET;

THENCE NORTH 22°26'01" WEST A DISTANCE OF 18.36 FEET TO THE SOUTH LINE OF THE SOUTH
SKAGIT HIGHWAY AND THE TERMINAL POINT OF THIS CENTERLINE DESCRIPTION.

PARCEL D:

A 30-FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER, AND ACROSS A
PORTION OF TRACT C OF CERTIFIED SURVEY MAP #144-79, RECORDED IN VOLUME 4 OF SHORT
PLATS, PAGE 16, UNDER AUDITOR'S FILE NO. 7912240001, RECORDS OF SKAGIT COUNTY,
WASHINGTON, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF ELWICK'S LANE WITH THE SOUTH
RIGHT-OF-WAY LINE OF THE SOUTH SKAGIT HIGHWAY;

THENCE NORTH 89°58'36" EAST A DISTANCE OF 49.936 FEET TO A POINT ON THE EAST RIGHT-OF-
WAY LINE OF ELWICK'S LANE;

THENCE SOUTH 68°10'01" EAST A DISTANCE OF 172.319 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;

THENCE NORTH 24°13'15" WEST A DISTANCE OF 13.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 49.75 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°38'13" AND AN ARC LENGTH OF 57.00 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 57.06 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°25'28" AND AN ARC LENGTH OF 67.15 FEET;

THENCE NORTH 22°26'01" WEST A DISTANCE OF 18.36 FEET TO THE SOUTH LINE OF THE SOUTH SKAGIT HIGHWAY AND THE TERMINAL POINT OF THIS CENTERLINE DESCRIPTION.

ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.

MANUFACTURED/MOBILE HOME:

NAME: PALM HARBOR

MODEL NO.: PALM HARBOR

NEW/USED/YEAR: 1997

SERIAL NO.: PH201659AB

LENGTH AND WIDTH: NA

Parcel ID: P41858

Commonly known as 33308 S Skagit Highway, Sedro Woolley, WA 98284
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: PTN. LOTS D & E, SHORT PLAT NO. 144-79, VOL. 4, PG. 16, PTN. SE SW, SEC 22. T35N, R6E W.M.