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01/19/2023 02:40 PM Pages: 1 of 3 Fees: $205.50
Skagit County Auditor

When Recorded Return To:

K. T. Esp, Attorney at Law
301 Prospect Street
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2023 5241
JAN 19 2023
Amount Paid $ -0-
Skagit Co. Treasurer
By Deputy

DOCUMENT TITLE: **QUIT CLAIM DEED**
REFERENCE NUMBER OF RELATED DOCUMENT: **200610060087**
GRANTORS: **DAVID A. LYNCH & NANCY T. LYNCH**
ADDITIONAL GRANTORS: **NONE**
GRANTEES: **DAVID ASHLEY LYNCH & NANCY TISCHLER LYNCH, TRUSTEES OF THE LYNCH REVOCABLE LIVING TRUST DATED APRIL 27, 2007**
ADDITIONAL GRANTEES: **NONE**
ABBREVIATED LEGAL DESCRIPTION: **SECTION 9, TOWNSHIP 36, RANGE 1; PTN. GOV. LOTS 2 AND 3 AND PTN. TRACT 4 "SINCLAIRE"**
ADDITIONAL LEGAL DESCRIPTION: **PAGE 1 & 2**
ASSESSOR'S TAX/PARCEL NUMBERS: **P125046, 360109-1-002-0100; P46339, 360109-0-001-0304; P125049, 360109-0-019-0300; P133188, 360109-1-002-0110**

QUIT CLAIM DEED

The Grantors, **DAVID A. LYNCH** and **NANCY T. LYNCH**, husband and wife, for and in consideration of the grant to Grantors' Living Trust, convey and quit claim their undivided fifty percent (50%) interest to **DAVID ASHLEY LYNCH AND NANCY TISCHLER LYNCH, TRUSTEES OF THE LYNCH REVOCABLE LIVING TRUST DATED APRIL 27, 2007, RESTATED AND AMENDED JANUARY 3, 2023, AND SUCCESSORS**, in the following-described real estate, situated in the county of Skagit, state of Washington, including any interest therein which Grantors may hereafter acquire:

> Beginning at the Southeast corner of the West ½ of the Southwest ¼ of the Northeast ¼ of Section 9, Township 36 North, Range 1 East, W.M., as shown on survey for Robert Shipp filed in Volume 11 of Surveys at page 21, records of Skagit County, Washington; thence South 89°16'17" West, along the South line of said subdivision, a distance of 378.04 feet; thence North 04°31'06" West, a distance of 1,424.32 feet to the line of ordinary high tide of Rosario Strait, (shown

approximately on said survey); thence North 56°41'46" East along said line of ordinary high tide, a distance of 128.11 feet; thence North 53°25'24" East along said line ordinary high tide, a distance of 471.89 feet to the East line of said West ½ of the Southwest ¼ of the Northeast 1/4; thence South 00°08'10" East along said East line, a distance of 1,766.63 feet to the point of beginning of this description.

TOGETHER WITH tidelands of the second class, as conveyed by the State of Washington, lying in front of, adjacent to and abutting upon the above described tract.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through a 30 foot wide strip of land lying 15 feet on each side of the following described centerline:

Beginning at the Southeast corner of the West ½ of the Southwest ¼ of the Northeast ¼ of Section 9, Township 36 North, Range 1 East, W.M., as shown on survey for Robert Shipp filed in Volume 11 of Surveys at page 21, records of Skagit County, Washington; thence South 89 16'17" West, along the South line of said subdivision, a distance of 649.16 feet to the Northwest corner of Tract 4, "SINCLAIR", according to the survey thereof recorded in Volume 3 of Surveys, page 121, under Auditor's File No. 8106180002, records of Skagit County, Washington, and the terminus of this centerline description.

The East 14.00 acres of Tract 4, "SINCLAIR" according to the survey thereof recorded in Volume 3 of Surveys, page 121, under Auditor's File No. 8106180002, being in Sections 9 and 10, Township 36 North, Range 1 East, W.M..

Subject to all covenants, conditions, restrictions, assessments and easements of record.

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Dated this 3rd day of January, 2023.

GRANTORS:

DAVID A. LYNCH

NANCY T. LYNCH

STATE OF WASHINGTON)
) SS:
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that **DAVID A. LYNCH** and **NANCY T. LYNCH** are the persons who appeared before me, and said persons acknowledged that they signed this Quit Claim Deed, and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 3 day of January, 2023.

(SEAL/STAMP)

CHERI L ESTERBY
NOTARY PUBLIC
COMM # 111289
STATE OF WASHINGTON
APPOINTMENT EXPIRES September 02, 2025

NOTARY PUBLIC
Printed Name: Cheri L. Esterby
My Commission Expires: September 2, 2025

EP\LYNCH\QCD-SINCLAIR