202508270116
08/27/2025 11:52 AM Pages: 1 of 3 Fees: $305.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

After recording return to:

Attn: Thomas J. Rodda
Ellis, Li & McKinstry PLLC
1700 Seventh Avenue, Suite 1810
Seattle WA 98121-3125

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252768
Date 08/27/2025

WASHINGTON STATE RECORDER'S COVER SHEET

Document Title:	Quit Claim Deed
Reference No. of Related Documents:	_____
Grantors:	DAVID HOWARD WILSON, a married man, as his separate estate
Grantee:	DAVID HOWARD WILSON, as Trustee of the Bypass Trust Established under Article V of the Wilson Family 2010 Revocable Trust dated June 3, 2010
Abbreviated Legal Description:	Tract B, Burlington Short Plat Buri-1-88
Assessor's Tax Parcel/ Account No.:	3867-000-050-1706/P62660

UNOFFICIAL DOCUMENT

QUIT CLAIM DEED

The Grantor, DAVID HOWARD WILSON, a married man, as his separate estate, does hereby grant, convey, and quitclaim to the Grantee, DAVID HOWARD WILSON, as Trustee of the Bypass Trust Established under Article V of the Wilson Family 2010 Revocable Trust dated June 3, 2010, all of the Grantor's right, title, and interest in the real property commonly known as 165 West Rio Vista Avenue, Burlington, WA 98233 and legally described on *Attachment A*, attached hereto and incorporated herein.

This conveyance is for the purpose of completing a non-pro rata distribution of the Estate of Wendy L. Wilson, King County Superior Court Cause No. 17-4-04861-2 SEA, and the Wilson Family 2010 Revocable Trust.

Dated this 29 day of July, 2025.

DAVID HOWARD WILSON

State of Washington)
) ss.
County of King)

On this day personally appeared before me DAVID HOWARD WILSON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act for the uses and the purposes therein mentioned.

GIVEN under my hand and official seal this 29 day of July, 2025.

THOMAS J RODDA
112596
NOTARY PUBLIC
COMMISSION EXPIRES 09-06-25
STATE OF WASHINGTON

Printed Name: Thomas J. Rodda
NOTARY PUBLIC in and for the State of Washington residing at: Edmonds
My appointment expires: 9/6/25

UNOFFICIAL DOCUMENT

ATTACHMENT A

Tract "B" of City of Burlington Short Plat No. 1-88, as approved May 4, 1988 and recorded May 5, 1988 in Volume 8 of Short Plats, page 35, under Auditor's File No. 8805050064, records of Skagit county, Washington; being a portion of Tract 50, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive Easement Agreement as recorded December 7, 1999, under Skagit County Auditor's File No. 199912070064 (said instrument being a re-recording of that instrument recorded under Skagit County Auditor's File No. 9903120162.)

Situate in the City of Burlington, County of Skagit, State of Washington.

ASSESSOR'S TAX PARCEL NUMBER: 3867-000-050-1706/P62660