

Return Address:
Edmonds Wills & Trusts
Kyle G. Ray, Attorney at Law
114 2nd Avenue South, Suite 101
Edmonds, WA 98020

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20261585
Date 05/27/2026

QUIT CLAIM DEED

Grantors:

1. **NAGEL, FRANCIS JOHN, JR. (who took title as Francis J. Nagel)**
2. **NAGEL, SUSAN CAROLYN (who took title as Susan C. Nagel)**

Grantees:

1. **FRANCIS JOHN NAGEL, JR. and SUSAN CAROLYN NAGEL, Trustee, or successor Trustee(s) of the FRANCIS JOHN NAGEL, JR. AND SUSAN CAROLYN NAGEL TRUST DATED APRIL 24, 2026**

Property Address:

1. 16790 CHILBERG AVE., LA CONNER, WA 98257

Abbreviated Legal Description (see next page for full legal description):

1. Lot 57 and Ptn. "unlabeled" Tract "A", "SNEE-OOSH, SKAGIT COUNTY, WASH."

Assessor's Property Tax Parcel Account Number:

1. P69676 / 4016-000-057-0006

QUIT CLAIM DEED

FRANCIS JOHN NAGEL, JR. (who took title as Francis J. Nagel) and SUSAN CAROLYN NAGEL (who took title as Susan C. Nagel), a married couple, hereby quit claims and conveys to **FRANCIS JOHN NAGEL, JR. and SUSAN CAROLYN NAGEL, Trustee, or successor Trustee(s) of the FRANCIS JOHN NAGEL, JR. AND SUSAN CAROLYN NAGEL TRUST** **DATED APRIL 24, 2026**, (hereinafter referred to as "Assignee"), the following described real estate in Skagit County, State of Washington:

Property Address: 16790 CHILBERG AVE., LA CONNER, WA 98257

Tax Parcel Number: P69676 / 4016-000-057-0006

Legal Description: LOT 57, SNEE-OOSH, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50 RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF THE 'UNLABELED' TRACT OF SAID PLAT (LABELED TRACT 'A' ON THE TAX ROLLS OF SKAGIT COUNTY) DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 57; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 57, A DISTANCE OF 40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 4 DEGREES 14' WEST, A DISTANCE OF 6 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 57 TO THE WEST LINE OF SAID TRACT 'A'; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF LOT 57; THENCE EAST ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING. ALSO TOGETHER WITH THE NORTH 35.5 FEET OF THE FOLLOWING DESCRIBED TRACT AS MEASURED PARALLEL WITH THE SOUTH LINE OF SAID TRACT 57: THAT PORTION OF THE 'UNLABELED' TRACT (LABELED 'TRACT A' ON THE TAX ROLLS OF SKAGIT COUNTY) OF THE PLAT OF 'SNEE-OOSH', AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF LOT 57 OF SAID PLAT (THE EAST LINE OF SAID LOT BEARING NORTH 5 DEGREES 23' EAST) THENCE SOUTH 4 DEGREES 94' WEST 75.05 FEET THENCE WEST 139.12 FEET, MORE OR

LESS, TO THE HIGH WATER LINE OF SKAGIT BAY;
THENCE NORTHERLY ALONG SAID HIGH WATER LINE
OF SKAGIT BAY TO THE SOUTH LINE OF SAID LOT 57;
THENCE SOUTH 84 DEGREES 37' EAST ALONG THE
SOUTH LINE OF SAID LOT 57, A DISTANCE OF 105.0
FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
ALSO TOGETHER WITH A PORTION OF THE
'UNLABELED' PORTION (LABELED 'TRACT A' ON THE
TAX ROLLS OF SKAGIT COUNTY) OF THE PLAT OF
"SNEE-OOSH, SKAGIT COUNTY, WASH.", AS PER PLAT
RECORDED IN VOLUME 4 OF PLATS, PAGE 50,
RECORDS OF SKAGIT COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS: BEGINNING AT THE
SOUTHEAST CORNER OF LOT 57 OF SAID PLAT (THE
EAST LINE OF SAID LOT BEARING NORTH 8-55-44
EAST); THENCE SOUTH 7-46-44 WEST A DISTANCE
OF 35.51 FEET TO THE SOUTH LINE OF THE NORTH
35.5 FEET OF SAID TRACT 'A' AND THE TRUE POINT
OF BEGINNING; THENCE CONTINUING SOUTH 7-46-
44 WEST A DISTANCE OF 13.19 FEET; THENCE
SOUTH 73-16-07 WEST A DISTANCE OF 13.11 FEET;
THENCE NORTH 70-56-59 WEST A DISTANCE OF
68.89 FEET; THENCE NORTH 0-50-29 EAST A
DISTANCE OF 6.83 FEET, MORE OR LESS, TO THE
SOUTH LINE OF SAID NORTH 35.5 FEET OF TRACT 'A';
THENCE SOUTH 81-04-16 EAST ALONG SAID SOUTH
LINE (AND PARALLEL WITH THE SOUTH LINE OF SAID
LOT 57) TO THE POINT OF BEGINNING.
SURVEY AF#201510230068

Dated this **24th day of April, 2026.**

GRANTORS AND TRUSTEE(S):


FRANCIS JOHN NAGEL, JR.

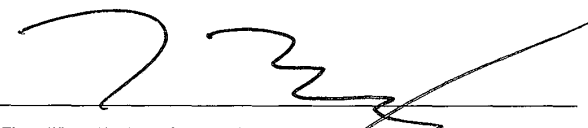

SUSAN CAROLYN NAGEL

STATE OF WASHINGTON)

) ss

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **FRANCIS JOHN NAGEL, JR.** and **SUSAN CAROLYN NAGEL** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.


NOTARY PUBLIC in and for the State of Washington.

My Commission Expires: 02-01-27

