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202606250005
06/25/2026 08:53 AM Pages: 1 of 5 Fees: $307.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20261982
JUN 25 2026
Amount Paid $ -0-
Skagit Co. Treasurer
By KO Deputy

Filed for the Record at the Request of:

Teresa McAllister
1600 121st Street SE, Unit Q104
Everett, WA 98208

Document Title:	QUIT CLAIM DEED
Grantor(s):	Jeffrey McAllister who took title as Jeff McAllister
Grantee:	Teresa McAllister and Myra J. Ferriols
Legal Description:	Lot B-128 LAKE TYEE, DIVISION III, as per plat recorded in Volume 11 of Plats, page 68 through 74, inclusive, recorded in Skagit County. Situated in the County of Skagit, State of Washington.
Subject to:	See Exhibit "A" Attached Hereto and Made Part Hereof
Tax Parcel:	P80013/4357-002-128-0004

QUIT CLAIM DEED

THE GRANTOR Jeffrey McAllister, who took title as Jeff McAllister for and in consideration of effectuation of property division per Final Divorce Order (Decree) filed under Snohomish County Superior Court Cause No. 26-3-00337-31 conveys and quit claims his interest in the above referenced property to Teresa McAllister, a single person and Myra J. Ferriols, a single

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person, GRANTEES, the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

Lot B-128 LAKE TYEE, DIVISION III, as per plat recorded in Volume 11 of Plats, page 68 through 74, inclusive, recorded in Skagit County. Situated in the County of Skagit, State of Washington.

See Attached Exhibit "A" for Exceptions

Tax Parcel Number: P80013/4357-002-128-0004

Street Address: 45335 Nika Trail, Concrete, WA 98237

DATED this 23 day of June, 2026.

Jeffrey McAllister, Grantor

STATE OF WASHINGTON)
: ss.
COUNTY OF Snohomish)

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

GIVEN under my hand and official seal this 23rd day of June 2026.

Print Name: Erik Lind
NOTARY PUBLIC in and for the State

Notary Public
State of Washington
ERIK LIND
LICENSE # 24022482
MY COMMISSION EXPIRES
JULY 09, 2028

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Notary Public
State of Washington
ERIK LIND
LICENSE # 24022482
MY COMMISSION EXPIRES
JULY 09, 2028

of Washington, residing at Lynnwood

My Commission Expires: July 09, 2028

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
   Recorded: June 7, 1977
   Recording No.: 857760, records of Skagit County, Washington
   For: Installation, repair, maintenance and operation of any and all kinds and manner of utilities placed underground
   Affects: Within 5 feet of the boundary line thereof

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on LAKE TYEE DIVISION NO. III:

   Recording No: 857758

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
   Recorded: June 7, 1977
   Recording No.: 857761, records of Skagit County, Washington
   Executed By: Lake Tyee, Inc., a Washington corporation

   AMENDED by instrument:

   Recording No.: 861972
   Recording No.: 7906270014
   Recording No.: 8606300021
   Recording No.: 8706120018
   Recording No.: 9609240021

   records of Skagit County, Washington

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
   Recording No.: 857759, records of Skagit County, Washington
   Imposed By: Lake Tyee, Inc., a Washington corporation

   AMENDED by instrument(s):
   Recorded: March 6, 1996
   Recording No.: 9603060005, records of Skagit County, Washington

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EXHIBIT "A"

Exceptions
(continued)

5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

   "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

   In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

6. City, county or local improvement district assessments, if any.

7. Assessments, if any, levied by Lake Tyee Camp Club.

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