



**202608110028**

08/11/2026 01:14 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

**When recorded return to:**

Wayne Matthewson  
PO Box 721  
Mt Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2026. 2572  
AUG 11 2026

Amount Paid \$ ~~0~~  
Skagit Co. Treasurer  
By Deputy

**Document Title(s) or transactions contained herein:**

Quit Claim Deed

**Reference Number(s) of related documents:**

There is no reference number assigned or released.

**GRANTOR(S):**

WAYNE D. MATTHEWSON, a single person

**GRANTEE(S):**

WAYNE D MATTHEWSON, Trustee, or his successors in interest, of the  
MATTHEWSON Living Trust dated August 10, 2026, and any amendments  
thereto.

**Abbreviated Legal Description:** (Full legal located on page 2)

LOT 4, PLAT OF PARK RIDGE DIVISION NO. 1, ACCORDING TO THE PLAT  
THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 112 AND 113,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

**Assessor's Property Tax Parcel/Account Number(s) at the time of recording:**

P104183 / XrefID 4611-000-004-0003

**QUIT CLAIM DEED**

**THE GRANTOR(S)**, WAYNE D. MATTHEWSON, a single person, for and in consideration of mere conveyance to a revocable living trust, convey and quitclaim to **GRANTEE(S)**, WAYNE D MATTHEWSON, Trustee, or his successors in interest, of the MATTHEWSON Living Trust dated August 10, 2026, and any amendments thereto, all of the Grantors' right, title, and interest in the following described real estate situated in the County of Skagit, State of Washington, together with any and all right, title, and interest in the property which Grantor may hereafter acquire.

**Legal Description:**

LOT 4, "PLAT OF PARK RIDGE DIVISION 1," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 112 AND 113, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to: This conveyance is subject to the covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

**Assessor's Property Tax Parcel/Account Number(s) at the time of recording:**

P104183 / XrefID 4611-000-004-0003

Commonly known as 909 South 38<sup>th</sup> Pl, Mount Vernon, WA 98274

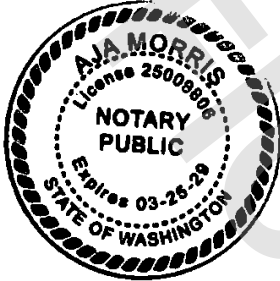
**EXECUTED** on this 10 day of August, 2026.



WAYNE D. MATTHEWSON, Grantor

STATE OF WASHINGTON                    )  
                                                  ) ss.  
COUNTY OF WHATCOM                )

On this 10 day of August, 2026, I certify that I know or have satisfactory evidence that WAYNE D. MATTHEWSON is the person who appeared before me and that they 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 for the State of Washington  
My Commission expires: March 25, 2029