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06/28/2024 03:48 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

After recording, send document to:
Linda and Terry Clifford
9150 Thunderbird Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 1163
JUN 28 2024

Amount Paid \$ 405.00
Skagit Co. Treasurer
By *LT* Deputy

QUITCLAIM DEED
Under RCW 64.04.050

The grantor,
NELSEN JEFF
NELSEN BRITTANI
9182 Thunderbird Lane
Concrete, WA 98237

for and in consideration of:

\$25,000.00

in hand paid, conveys and quitclaims to the grantee,

Clifford Terry

Clifford Linda

9150 Thunderbird Lane

Concrete, WA 98237

all interest in the following described real estate situated in
Washington – legally described as:

Lot 28, Blk 1, Thunderbird Lane.

(0.4200 ac) LOT 28, BLOCK 1, THUNDERBIRD LANE, RECORDED IN VOLUME 8 OF
PLATS, PAGES 76 AND 77, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Situate in the County of Skagit, State of Washington

Parcel ID: 4032-001-028-0000, P101992

Associated document reference numbers:

None

Source of title:

Subject to:

all covenants, condition, restrictions, reservations, agreements, and easements of record.

Dated this 28 day of June, 2024

Signed, sealed and delivered in the presence of:

Signature Jeff Nelsen
Capacity: Grantor

Signature Brittani Nelsen
Capacity: Grantor

Signature _____
Capacity: _____

Signature _____
Capacity: _____

Signature _____
Capacity: _____

Signature _____
Capacity: _____

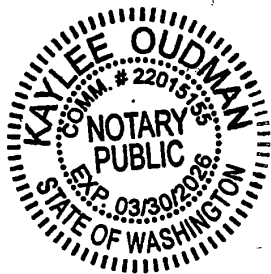
Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Washington)
)ss.
COUNTY OF Skagit)

On this day personally appeared before me on June 28th 2024,
Jeff Nelsen and Brittani Nelsen are appearing
in front of me.

to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 28 day of June, 2024.



Kaylee Oudman
Notary Public in and for the state of Washington,
residing at: Seard Woolley

Kaylee Oudman
Print name
3/30/2026
Commission expiration date

This instrument prepared by:
Linda Clifford
9150 Thunderbird Lane
Concrete, WA 98237
Ph (360) 708-4731

Exhibit A**Current Legal Description Abbreviation Definitions**

(0.4200 ac) LOT 28, BLOCK 1, THUNDERBIRD LANE, RECORDED IN VOLUME 8 OF PLATS, PAGES 76 AND 77, RECORDS OF SKAGIT COUNTY, WASHINGTON.

*Assessment Use Code (110) HOUSEHOLD SFR OUTSIDE CITY WAC 458-53-030
Neighborhood (10CCREC) CONCRETE RECREATIONAL PROPERTY

Levy Code 3405 Fire District F10
School District SD11 Exemptions
Utilities *PWR, WTR-W Acres 0.42
Improvement 1 Attributes Summary
Building Style ONE STORY
Year Built 1999 Foundation

There is no Water or Septic on the property. The cabin is in extremely poor condition. The roof of the porch was damaged by a tree in a wind storm. The property is overgrown brush and danger trees.