

When recorded return to:

Guardian Northwest Title & Escrow Company
Mount Vernon, WA 98273
(360) 424-0111

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20242952
Date 11/15/2024

QUIT CLAIM DEED

Guardian NW Title - 24-21311-KH

THE GRANTOR(S)

Michael Benjamin Lambert, Spouse

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and quit claims to Maria Guadalupe Lambert, a married woman as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington together with all after acquired title of the grantor(s) herein:

The West 151 fee of that portion of Lot 6 of "LIVERMORES, HAMILTON ACREAGE", as per plat recorded in Volume 3 of Plats, page 87, records of Skagit County, lying East of the County Road running along the West line thereof;

EXCEPT the South 68 feet thereof;

AND EXCEPT that portion thereof lying North of an existing fence running in a n East-West direction referred to in deed to Ed. L. Moore dated and recorded September 5, 1969 under Auditor's File No. 730749, said line being approximately 236 feet North of the South Line of said Tract 6;

AND EXCEPT that portion of Lot 6, LIVERMORE'S HAMILTON ACREAGE, according to the plat thereof recorded in Volume 3 of Plats, page 87, records of Skagit County, Washington, described as follows:

Beginning the Southwest corner of said Lot 6;

thence North along the County road 68 feet to the true point of beginning;

thence continuing North along the County road 19.8 feet to an existing fence;

thence Easterly along said fence 151 feet, more or less, to the East boundary of the West 151 feet of Lot 6;

thence South 01°53'27" West a distance of 19.9 feet;

thence South 88°39'11" West a distance of 151.01 feet to the point of beginning.

P67270/3947-000-006-0103

Ptn. Lot 6, LIVERMORES, HAMILTON ACREAGE

Quit Claim Deed

LPB 12-05 rev. 12/2006

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Situate in County of Skagit, State of Washington.

Abbreviated legal description: Property 1:
Ptn. Lot 6, LIVERMORES, HAMILTON ACREAGE

Tax Parcel Number(s): P67270/3947-000-006-0103

Dated: 11/14/24

Michael Benjamin Lambert
Michael Benjamin Lambert

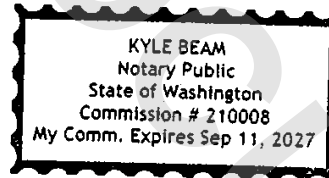
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 14 day of November, 2024 by Michael Benjamin Lambert

Kyle Beam
Signature

Notary
Title

My commission expires: 9-11-27



Quit Claim Deed
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