

Return address:

April Axthelm
17160 Dike Rd
Mt Vernon WA 98273



201108230054
Skagit County Auditor

8/23/2011 Page 1 of 3 11:52AM

Document Title: Quit Claim Deed

Reference Number :

Grantor(s):

☐ additional grantor names on page ____

1. LaVenture Rental Properties LLC
- 2.

Grantee(s):

☐ additional grantee names on page ____

1. James Axthelm
2. April Axthelm

Abbreviated legal description:

☐ full legal on page(s) ____

16-34-4 NW NW

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P 24960

Quitclaim Deed

LaVenture Rental Properties LLC with an address of **17162 Dike Road, Mount Vernon, WA 98273**, ("Grantor"), in consideration of \$ **0**, the receipt of which is acknowledged, does hereby remise, release and forever quitclaim to **James Axthelm and April Axthelm, husband and wife**, individuals with an address of **17160 Dike Road, Mount Vernon, WA 98273**, ("Grantee"), all right, title and interest of Grantor, if any, in and to the following real estate:

2320 LaVenture Road, Mount Vernon, WA 98273

Legal Description:

(1.2400 ac) NW1/4 NW1/4 TAX 34 BEGINNING AT A POINT 825 FEET N OF SW SAID SUBDIVISION THEN N 135 FEET THEN E 400 FEET THEN S 135 FEET THEN W TO POINT OF BEGINNING LESS COUNTY ROAD & EASEMENT

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use and other laws and regulations.

To have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Grantee and Grantee's heirs, successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED between Grantor and Grantee that Grantor makes no representations, covenants or warranty of any kind whatsoever. By this instrument, the parties intend that Grantor release to Grantee whatever interest Grantor may have in the above property, if any.

The interest being released by the Grantor, if any, was acquired by: **Quit Claim Deed by Grantee.**

LaVenture Rental Properties LLC, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

IN WITNESS WHEREOF, this Quitclaim Deed is executed under seal on this **16** day of **August, 2011**

Signed, sealed and delivered in the presence of:

WITNESS

Branch Center

[witness]

WITNESS

GRANTOR

April Axthelm

[grantor]

(Seal)

STATE OF Washington

COUNTY OF SKAGIT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2529
AUG 23 2011

Amount Paid \$ ☒
Skagit Co. Treasurer
By *MG* Deputy

In MOUNT VERNON on the 22nd day of AUGUST, 2011, before me, a Notary Public in and for the above state and county, personally appeared James Axthelm, known to me or proved to be the person named in

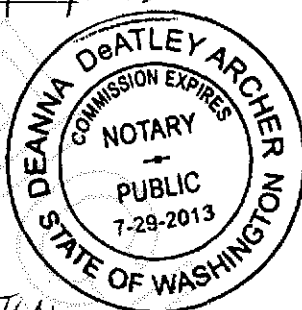


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and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed. <

Deanna DeAtley Archer
NOTARY PUBLIC

My Commission Expires: 7/29/2013



(SEAL)

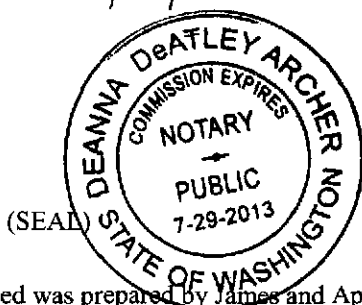
STATE OF WASHINGTON

COUNTY OF SKAGIT

In MOUNT VERNON, on the 22nd day of AUGUST 2011, before me, a Notary Public in and for the above state and county, personally appeared April Axthelm, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.

Deanna DeAtley Archer
NOTARY PUBLIC

My Commission Expires: 7/29/2013



(SEAL)

This Quitclaim Deed was prepared by James and April Axthelm

The street address of the property being conveyed is 2320 LaVenture Road, Mount Vernon, WA 98273

Send future tax bills to 17160 Dike Road, Mount Vernon, WA 98273

After recording, return to James and Axthelm, 17160 Dike Road, Mount Vernon, WA 98273



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