



201207300227

Skagit County Auditor

7/30/2012 Page

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3 12:45PM

Recording requested by:
ServiceLink

Return Address:

LAI YIN LEANNE CUEVAS
2212 RILEY ROAD
MOUNT VERNON WA 98274

Document Title(s)
QUITCLAIM DEED /
Reference Number(s) of Documents assigned or released:
Commitment Number: 2889145
Grantor(s)
OMAR CUEVAS <i>married to grantee</i>
Grantee(s)
LAI YIN LEANNE CUEVAS, a married woman as her sole and separate property
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)
Lot 29 "Plat of Blackburn Ridge Phase 2"
Assessor's Property Tax Parcel/Account Number
4764 000-029-0000 4767 <i>re</i>
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Recording Requested By
ServiceLink

QUITCLAIM DEED

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq., Attorney At Law, Washington State Bar Number: 16608.

After Recording Return To:

LAI YIN LEANNE CUEVAS
2212 RILEY ROAD MOUNT
VERNON WA 98274

Commitment Number: 2889145
Seller's Loan Number: 0119120103

ASSESSOR PARCEL IDENTIFICATION NUMBER:

~~4764-000-029-0000~~

476712

ABBREVIATED LEGAL : Lot 29 "Plat of Blackburn Ridge Phase 2"

Exempt WAC 458-61A-203

OMAR CUEVAS, married to grantee whose mailing address is **2212 RILEY ROAD MOUNT VERNON WA 98274**, hereinafter grantor, as a division of community property without consideration paid, grants and quitclaims to **LAI YIN LEANNE CUEVAS**, a married woman as her sole and separate property, hereinafter grantee, whose tax mailing address **2212 RILEY ROAD MOUNT VERNON WA 98274**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122279
JUL 30 2012

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



201207300227

Skagit County Auditor

LEGAL DESCRIPTION:

All that certain parcel of land situate in the City of Mount Vernon, County of Skagit and State of Washington being known as: Lot 29 "Plat of Blackburn Ridge Phase 2", according to the plat thereof recorded October 31, 2000, under Auditor's File No. 200010310122 records of Skagit County, Washington.

Assessor's Parcel Number: ~~4764~~-000-029-0000

4767 RE
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

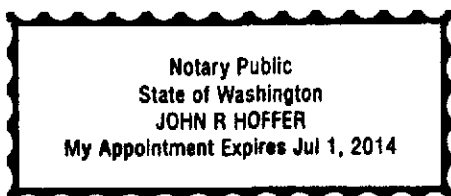
Executed by the undersigned on July 25th 2012:

OMAR CUEVAS

OMAR CUEVAS

STATE OF WASHINGTON
COUNTY OF SKAGIT

The foregoing instrument was acknowledged before me on July 25, 2012 by **OMAR CUEVAS**, who is personally known to me or has produced WA Drivers Lic. as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



John R. Hoffer
Notary Public



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Skagit County Auditor