

WHEN RECORDED, RETURN TO:  
FIRST AMERICAN MORTGAGE SERVICES  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING



201301220308  
Skagit County Auditor

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Prepared By:  
Curphey & Badger Law  
Aaron Curry  
28100 US Highway 19 North, Suite 300  
Clearwater, Florida 33761

Return to and mail tax statements to:

Abigail J Biederman  
2020 13<sup>th</sup> St  
Anacortes, WA 98221

Property Tax ID#: P107071  
Order #: 7639779n  
Ref #: 2300278319

*Abbrev. Legal: lot 4 cooper's Add  
DIV NO 1 VOL 15  
PGS 197-198*

## QUIT CLAIM DEED

7639779

Exempt from Real Estate Excise Tax per WAC 458-61A-211(6)

Made this 10th day of December, 2012 by and between ABIGAIL J BIEDERMAN, an unmarried woman, who acquired title without marital status, whose post office address is 2020 13th St, Anacortes, WA 98221, first party, Grantor; and ABIGAIL J BIEDERMAN, an unmarried woman, whose post office address is 2020 13th St, Anacortes, WA 98221, second party, Grantee;

Witnesseth, that said first party for in consideration of the sum of ZERO and 00/100 (\$0.00) DOLLARS, and other good and valuable considerations in hand paid by second party the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in Skagit County, Washington to-wit:

A PARCEL OF LAND SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, WITH A STREET LOCATION ADDRESS OF 2020 13TH ST; ANACORTES, WA 98221-2184 CURRENTLY OWNED BY ABIGAIL J BIEDERMAN HAVING A TAX IDENTIFICATION NUMBER OF P107071 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED IN BOOK/PAGE OR DOCUMENT NUMBER 1695-6 AND FURTHER DESCRIBED AS (0.1700 AC) COOPERS ADDITION DIV NO 1, LOT 4, ACRES 0.17.

Commonly Known As: 2020 13th St, Anacortes, WA 98221  
APN #: P107071

Being all of that certain property conveyed to GRANTOR, by deed recorded 06/29/2011, as Document # 201106290100, of Official Records.

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 first party, either in law or in equity, to the only proper use, benefit and behalf of the said second party forever.

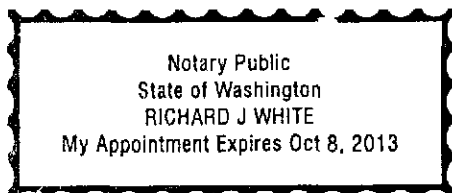
IN WITNESS WHEREOF, first party has hereunto set a hand and seal the day and year first written above.

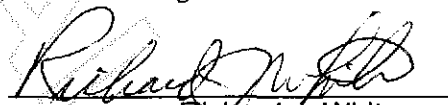
  
ABIGAIL J BIEDERMAN

STATE OF Washington )

COUNTY OF Skagit )

The foregoing instrument was hereby acknowledged before me this 10th day of December 2012 by ABIGAIL J BIEDERMAN, whose name is personally known to me or who has produced 2012, as identification, and who has signed this instrument willingly.



  
Notary Public Richard J. White  
My commission expires: October 8, 2013

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

2013193  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 22 2013

Amount Paid \$  $\phi$   
Skagit Co. Treasurer  
By MF Deputy



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EXHIBIT A

LOT 4, COOPER'S ADDITION DIVISION NUMBER 1, ACCORDING TO THE  
PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 197-198,  
RECORDS OF SKAGIT COUNTY, WASHINGTON;

SITUATED IN SKAGIT COUNTY, WASHINGTON

ABBRV LEGAL

LOT 4 COOPER'S ADD DIV NO 1 VOL 15 PGS 197-198

PPN: P107071

ABIGAIL J. BIEDERMAN; FORMERLY ABBY J. EATON



2020 13TH STREET, ANACORTES WA 98221


Loan Reference Number : 7639779/2300278319

First American Order No: 46241863

Identifier:



 BIEDERMAN  
46241863 WA  
FIRST AMERICAN ELS  
QUIT CLAIM DEED  


  
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