

Recording requested by:
ServiceLink



201304170049
Skagit County Auditor

4/17/2013 Page 1 of 4 3:12PM

Return Address:

APRIL MAE MCILVAIN
3200 E FIR STREET
MOUNT VERNON, WA 98273

Document Title(s) QUITCLAIM DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) CHAD CHRISTOPHER CLASSEN, SPOUSE OF GRANTEE
Grantee(s) APRIL MAE MCILVAIN, A MARRIED WOMAN AS HER SOLE AND SEPERATE PROPERTY
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 31, THUNDERBIRD. VL9 pg 34-35 Skagit County, WA
Assessor's Property Tax Parcel/Account Number P54498
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.

QUITCLAIM DEED

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq.,
Attorney At Law, Washington State Bar Number: 16609.

After Recording Return To:

APRIL MAE MCILVAIN

3200 E FIR STREET

MOUNT VERNON, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131355
APR 17 2013

Commitment Number: 3131829

Seller's Loan Number: 1704022174

Amount Paid \$
Skagit Co. Treasurer
By *hdm* Deputy

ASSESSOR PARCEL IDENTIFICATION NUMBER:

P54498

ABBREVIATED LEGAL: LOT 31, THUNDERBIRD.

VL 9 1934-35

Exempt: WAC 458-61A-203

Skagit County, WA

CHAD CHRISTOPHER CLASSEN, who is married to **APRIL MAE MCILVAIN**, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for no in consideration paid, conveys and quitclaims to **APRIL MAE MCILVAIN**, a married woman, as her sole and separate property, hereinafter grantee, whose tax mailing address is **3200 E FIR STREET, MOUNT VERNON, WA 98273**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:



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LEGAL DESCRIPTION:

LOT 31, THUNDERBIRD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 34 AND 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's Parcel Number: P54498

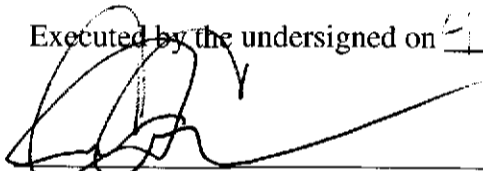
Property Address is: 3200 E FIR STREET, MOUNT VERNON, WA 98273.

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 4-12, 2013:



CHAD CHRISTOPHER CLASSEN

STATE OF WA

COUNTY OF SKAGIT

The foregoing instrument was acknowledged before me on APRIL 13, 2013 by **CHAD CHRISTOPHER CLASSEN** who is personally known to me or has produced DRIVERS LICENSE 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.


Notary Public

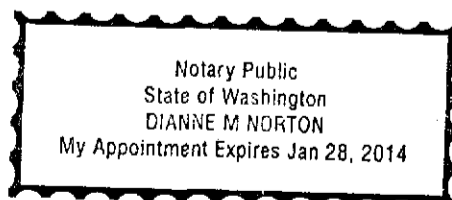


Exhibit "A"

Legal Description

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SKAGIT AND
STATE OF WASHINGTON BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 31, THUNDERBIRD, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 9 OF PLATS, PAGES 34 AND 35, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

ABBREVIATED LEGAL DESCRIPTION: LOT 31, THUNDERBIRD.

VL9 pg 34-35

Tax ID: P54498

3200 E. FIR STREET, MOUNT VERNON, WA



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