



201304290220

Skagit County Auditor

\$74.00

4/29/2013 Page

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3 3:15PM

Recording Requested by FAT

Prepared by: Deeds on Demand, PC

When recorded forward to: First American Title-Irvine, 200 Commerce, Irvine, CA92602

Tax Assessor Parcel No.: APN #: P124252

4347710

QUITCLAIM DEED**KNOW ALL MEN BY THESE PRESENTS THAT:**

For valuable consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficient which is hereby acknowledged, ANDREW C. IRVIN and KARA V. IRVIN formerly known as KARA V. SIEMS, husband and wife, hereinafter referred to as "Grantor", does hereby remise, release and quitclaim unto ANDREW C. IRVIN and KARA V. IRVIN, husband and wife, as joint tenants with rights of survivorship, hereinafter referred to as "Grantee", the following lands and property together with all improvements located thereon, in the City of Mount Vernon, County of Skagit, State of Washington, to wit:

Lot 32, Skagit Highlands, Division II, as per plat recorded on April 4, 2006, under Auditor's File No. 200604040052, Records of Skagit County, Washington.

Commonly known as: 4728 Mount Baker Loop, Mount Vernon, WA 98273

Being the same property conveyed to Grantor by deed dated _____ and recorded on _____ in _____, in the records of County of Skagit, State of Washington.

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462, 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemandusa.com/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. Order # 22670

20131524
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 29 2013

Amount Paid \$

Skagit Co. Treasurer

By

Deputy

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, Grantor has executed and delivered this deed at

STAGIT County, Washington on 22 day APRIL, 2013.


ANDREW C. IRVIN

STATE OF WASHINGTON

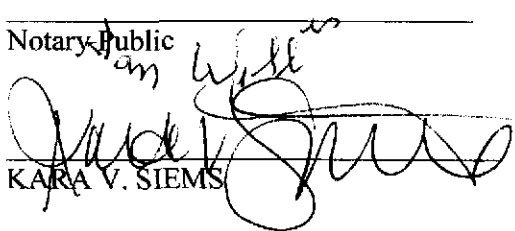
COUNTY OF STAGIT to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ANDREW C IRVIN has acknowledged the same before me in the County and State aforesaid, on this 22 day of APRIL, 2013.

My Commission expires:

10-1-14

Notary Public


KARA V. SIEMS

STATE OF WASHINGTON

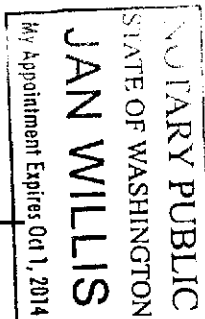
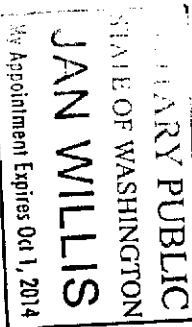
COUNTY OF STAGIT to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KARA V. IRVIN formerly known as KARA V. SIEMS, has acknowledged the same before me in the County and State aforesaid, on this 22 day of APRIL, 2013.

My Commission expires

10-1-14


Notary Public



Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

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Exhibit "A"**Legal Description**

A.P.N.: 4887-000-032-0000 (P124252)

Real property in the City of Mount Vernon, County of Skagit, State of Washington, described as follows:

LOT 32, "SKAGIT HIGHLANDS, DIVISION II", AS PER PLAT RECORDED ON APRIL 4, 2006, UNDER AUDITOR'S FILE NO. 200604040052, RECORDS OF SKAGIT COUNTY, WASHINGTON.

FOR INFORMATION ONLY:

LOT 32, "SKAGIT HIGHLANDS, DIV II", AUDITOR'S FILE NO. 200604040052.



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