

Skagit County Auditor

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4 4:17PM \$75.00

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013/653

MAY 07 2013

Amount Paid \$0  
Skagit Co. Treasurer  
By *ham* Deputy

Return to and mail tax statements to:  
John E Baldwin & Erin D Baldwin  
11743 State Route 20  
Mount Vernon, WA 98273

Property Tax ID#: P112983  
Order #: 7750035n  
Ref: 2300290072

*ABB legal: PTN LOTS 13-15, BLK  
124, FIRST ADD TO Burlington,  
VDI 3, PG 11*

### QUIT CLAIM DEED

Exempt from Real Estate Excise Tax per WAC Code 458-61A-203(1) *211 EDB*

Made this 12<sup>th</sup> day of APRIL, 2013 by and between JOHN E BALDWIN, an unmarried man, and ERIN D BALDWIN, a/k/a ERIN BALDWIN, an unmarried woman, who acquired title as husband and wife, whose post office address is 11743 State Route 20, Mount Vernon, WA 98273, first parties, Grantors; and JOHN E BALDWIN, an unmarried man, and ERIN D BALDWIN, an unmarried woman, as joint tenants with rights of survivorship, whose post office address is 11743 State Route 20, Mount Vernon, WA 98273, second parties, Grantees;

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

SEE COMPLETE LEGAL ATTACHED AS "EXHIBIT A"

Property Address: 931 E Sharon Ave, Burlington, WA 98233

Being all of that certain property conveyed to GRANTORS, by deed recorded 12/10/2001, as Document #: 200112100243, 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 parties, either in law or in equity, to the only proper use, benefit and behalf of the said second parties forever.

IN WITNESS WHEREOF, first parties have hereunto set their hands and seals the day and year first written above.

John E Baldwin  
JOHN E BALDWIN

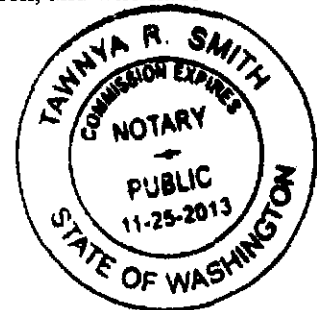
Erin D Baldwin  
ERIN D BALDWIN, a/k/a ERIN BALDWIN

STATE OF WASHINGTON

COUNTY OF SKAGIT

The foregoing instrument was hereby acknowledged before me this 12<sup>th</sup> day of APRIL, 2013 by JOHN E BALDWIN and ERIN D BALDWIN, a/k/a ERIN BALDWIN, whose names are personally known to me or who have produced DRIVERS LICENSE as identification, and who have signed this instrument willingly.

Tawnya R. Smith  
Notary Public  
My commission expires: 11/25/13



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 Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.



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EXHIBIT A

THAT PORTION OF LOTS 13, 14 AND 15, BLOCK 124, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, ACCORDING TO SURVEY THEREOF RECORDED IN VOLUME 12 OF SURVEYS, AT PAGE 176, UNDER AUDITOR'S FILE NO. 9205150049, RECORDS OF SKAGIT COUNTY, WASHINGTON, MADE PART HEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 90 FEET OF SAID LOTS 13, 14 AND 15;  
THENCE NORTH 87 DEGREES 43' 36" WEST A DISTANCE OF 30.00 FEET, ALONG THE SOUTH LINE OF SAID LOT 15 TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 87 DEGREES 43' 36" WEST A DISTANCE OF 182.14 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 15;  
THENCE NORTH 01 DEGREE 23' 39" EAST A DISTANCE OF 73.61 FEET ALONG THE WEST LINE OF SAID LOT 15, TO THE SOUTHWEST CORNER OF THE LANDS CONVEYED TO PABLO AND DIANA ZAVALA, IN VOLUME 114 OF DEEDS, PAGE 480, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 46 DEGREES 57' 20" EAST A DISTANCE OF 132.00 FEET ALONG THE SOUTHEAST LINE OF SAID ZAVALA TRACT;  
THENCE SOUTH 26 DEGREES 06' 06" EAST A DISTANCE OF 190.32 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

ABBRV LEGAL

PTN OF LOTS 13-15 BLK 124 FIRST ADD TO BURLINGTON VOL 3 PG 11.

PPN: P112983

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EXHIBIT A  
(continued)

JOHN E. BALDWIN AND ERIN D. BALDWIN, HUSBAND AND WIFE

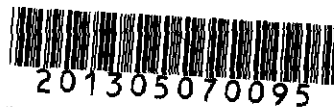
931 EAST SHARON AVENUE, BURLINGTON WA 98233  
Loan Reference Number : 7750035/2300290072  
First American Order No: 46885201  
Identifier:



BALDWIN  
46885201

WA

FIRST AMERICAN ELS  
QUIT CLAIM DEED



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