



201307240043

Skagit County Auditor

\$75.00

7/24/2013 Page

1 of

4 11:02AM

RETURN DOCUMENT TO:

Service Link
4000 Industrial Blvd.
Alliquippa, PA 15001

Use dark black ink and print legibly. Documents not legible will be rejected per RCW 65.04.045 & 65.04.047

DOCUMENT TITLE(S): QUITCLAIM DEED
AUDITOR FILE NUMBER & VOL. & PG. NUMBERS OF DOCUMENT(S) BEING ASSIGNED OR RELEASED: N/A Additional reference numbers can be found on page _____ of document.
GRANTOR(S): WAYNE G. HELLER AND MARIA A. HELLER CO TRUSTEES OF THE WAYNE G. HELLER AND MARIA A. HELLER TRUST, DATED 09/22/2008 Additional grantor(s) can be found on page _____ of document.
GRANTEE(S): WAYNE G. HELLER AND MARIA A. HELLER CO TRUSTEES OF THE WAYNE G. HELLER AND MARIA A. HELLER TRUST, DATED 7/01/2008 Additional grantee(s) can be found on page _____ of document.
ABBREVIATED LEGAL DESCRIPTION: (Lot, block, plat name OR; qtr/qtr, section, township and range OR; unit, building and condo name.) LOT 9, LAKE CAVANAUGH PARK Additional legal(s) can be found on page _____ of document.
ASSESSOR'S 16-DIGIT PARCEL NUMBER: P67031 Additional numbers can be found on page _____ of document.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132895

JUL 24 2013

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

Prepared by: Deeds on Demand, PC

When recorded forward to: ServiceLink, 4000 Industrial Blvd., Aliquippa, PA15001

Tax Assessor Parcel No.: P67031

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, WAYNE G. HELLER, Co-Trustee of the WAYNE G. HELLER AND MARIA A. HELLER TRUST, dated 07/01/2008, erroneously of record as the WAYNE G. HELLER AND MARIA A. HELLER TRUST, dated 09/22/2008, and MARIA A. HELLER, Co-Trustee of the WAYNE G. HELLER AND MARIA A. HELLER TRUST, dated 07/01/2008, erroneously of record as the WAYNE G. HELLER AND MARIA A. HELLER TRUST, dated 09/22/2008, hereinafter referred to as "Grantor", does hereby remise, release and quitclaim unto WAYNE G. HELLER, Trustee or duly appointed Successor Trustee of the WAYNE G. HELLER AND MARIA A. HELLER TRUST dated 07/01/2008, and MARIA A. HELLER, Trustee or duly appointed Successor Trustee of the WAYNE G. HELLER AND MARIA A. HELLER TRUST dated 07/01/2008, hereinafter referred to as "Grantee", in fee simple 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 9, Lake Cavanaugh Park, according to the plat recorded in Volume 7 of Plats, Page 63 and 64, records of the Auditor of the 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 # 17895**



201307240043

Skagit County Auditor

\$75.00

7/24/2013 Page

2 of

4 11:02AM

Being the same property conveyed to Grantor by deed dated September 22, 2008 and recorded on October 6, 2008 in Inst. # 200810060088, in the records of Skagit County, State of Washington.

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 King County, Washington on 18 day June, 2013.

WAYNE G. HELLER
Co-Trustee of the WAYNE G. HELLER AND
MARIA A. HELLER TRUST, dated 07/01/2008,
erroneously of record as the WAYNE G. HELLER
AND MARIA A. HELLER TRUST, dated
09/22/2008

By, Wayne G. Heller, Co-Trustee (seal)
WAYNE G. HELLER, Co-Trustee

MARIA A. HELLER
Co-Trustee of the WAYNE G. HELLER AND
MARIA A. HELLER TRUST, dated 07/01/2008,
erroneously of record as the WAYNE G. HELLER
AND MARIA A. HELLER TRUST, dated
09/22/2008

By, Maria A. Heller, Co-Trustee (seal)
MARIA A. HELLER, Co-Trustee

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 # 17895**



201307240043

Skagit County Auditor

7/24/2013 Page

3 of

\$75.00

4 11:02AM

STATE OF WASHINGTON

COUNTY OF King to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that WAYNE G. HELLER, as Co-Trustee of the WAYNE G. HELLER AND MARIA A. HELLER TRUST, dated 07/01/2008, erroneously of record as the WAYNE G. HELLER AND MARIA A. HELLER TRUST, dated 09/22/2008 with full authority on behalf of said Trust and has acknowledged the same before me in the County and State aforesaid, on this 18th day of June, 2013.

Diana L. Bendickson
Notary Public
My Commission expires: July 28, 2014

Notary Public
State of Washington
DIANA L. BENDICKSON
My Commission Expires
July 28, 2014

STATE OF WASHINGTON

COUNTY OF King to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARIA A. HELLER, as Co-Trustee of the WAYNE G. HELLER AND MARIA A. HELLER TRUST, dated 07/01/2008, erroneously of record as the WAYNE G. HELLER AND MARIA A. HELLER TRUST, dated 09/22/2008 with full authority on behalf of said trust and has acknowledged the same before me in the County and State aforesaid, on this ___ day of June, 2013.

Diana L. Bendickson
Notary Public
My Commission expires: July 28, 2014

Notary Public
State of Washington
DIANA L. BENDICKSON
My Commission Expires
July 28, 2014

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 # 17895

