

Recording requested by:
ServiceLink



201312120055

Skagit County Auditor

\$75.00

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4 1:48PM

Return Address:
Ramon Hernandez
324 S 27th St, Mount Vernon, WA 98274

Document Title(s) Quitclaim Deed
Reference Number(s) of Documents assigned or released:
Grantor(s) Maria Hernandez married to Ramon Hernandez
Grantee(s) Ramon Hernandez, A Married Man As His Sole and Separate property
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 53, PARTINGTON PLACE DIV. 1, VOL. 14, PGS. 186-190. SKAGIT COUNTY, WASHINGTON
Assessor's Property Tax Parcel/Account Number P100383
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:

Ramon Hernandez
324 S 27th St., Mount Vernon, WA 98274

Commitment Number: 3209339
Seller's Loan Number: 1706247379

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20134965
DEC 12 2013

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

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P100383

ABBREVIATED LEGAL: LOT 53, PARTINGTON PLACE DIV. 1, VOL. 14, PGS. 186-190. SKAGIT COUNTY, WASHINGTON.

Exempt from real estate excise tax. WAC 458-61A-203.

Maria Hernandez married to grantee **Ramon Hernandez**, whose mailing address is **324 S 27th St., Mount Vernon, WA 98274**, hereinafter grantor, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, conveys and quitclaims to **Ramon Hernandez**, a married man, as his sole and separate property, hereinafter grantee, whose tax mailing address is **324 S 27th St., Mount Vernon, WA 98274**, all right, title, interest and claim in the following real property:



201312120055

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 53, "PARTINGTON PLACE DIVISION 1", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS AT PAGES 186 THROUGH 190, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

Assessor's Parcel Number: P100383

Property Address is: 324 S 27TH ST, MOUNT VERNON, WA 98274.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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.

Prior instrument reference: _____



201312120055

Executed by the undersigned on 12-19, 2013:

Maria C Hernandez
Maria Hernandez

Ramon Hernandez
Ramon Hernandez

STATE OF WASHINGTON
COUNTY OF SKAGIT

The foregoing instrument was acknowledged before me on December 9th, 2013 by **Maria Hernandez** and **Ramon Hernandez** who are personally known to me or have produced DRIVERS LIC as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

Notary Public
State of Washington
TIM CAMERON
My Commission Expires
November 1, 2016



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