

Recording requested by:
ServiceLink



201503240069

Return Address:
Quang Tuan Nguyen
1817 S 3rd St., Mount Vernon, WA 98273

Skagit County Auditor \$75.00
3/24/2015 Page 1 of 4 2:27PM

Document Title(s) QUITCLAIM DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) Jessica Nguyen, who is married to Quang Tuan Nguyen
Grantee(s) Quang Tuan Nguyen, a married man as his sole and separate property
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) PTN. LOT 9, BLOCK 1, "MCLEANS THIRD STREET ADDN. TO MOUNT VERNON" Skagit county, wa
Assessor's Property Tax Parcel/Account Number P53450
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:

Quang Tuan Nguyen
1817 S 3rd St., Mount Vernon, WA 98273

Commitment Number: 3268443
Seller's Loan Number: 17008011981

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**
2015 901
MAR 24 2015

**ASSESSOR PARCEL IDENTIFICATION NUMBER:
P53450**

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

**ABBREVIATED LEGAL: PTN. LOT 9, BLOCK 1, "MCLEANS THIRD STREET
ADDN. TO MOUNT VERNON"**

Skagit County wa

Exempt: WAC 458-61A-203

Jessica Nguyen, who is married to **Quang Tuan Nguyen**, whose mailing address is **1817 S 3rd St., Mount Vernon, WA 98273**, hereinafter grantor, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, conveys and quitclaims to **Quang Tuan Nguyen**, a married man as his sole and separate property, hereinafter grantee, whose tax mailing address is **1817 S 3rd St., Mount Vernon, WA 98273**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON, AND DESCRIBED AS FOLLOWS: THE EAST 108 FEET OF LOT 9, BLOCK 1, "MCLEAN'S THIRD STREET ADDITION TO MOUNT VERNON', AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 66, RECORDS OF SKAGIT COUNTY, WASHINGTON. Assessor's Parcel Number: P53450

Property Address is: 1817 S 3rd St., Mount Vernon, WA 98273.

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: _____

Executed by the undersigned on March 20 2015:

Jessica Nguyen

STATE OF Washington
COUNTY OF King

The foregoing instrument was acknowledged before me on March 20, 2015 by **Jessica Nguyen** who is personally known to me or has produced Driver's 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.

C A Huseman
Notary Public

Notary Public
State of Washington
C A Huseman
Commission Expires 2/20/2019