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201508170165
Skagit County Auditor $74.00
8/17/2015 Page 1 of 3 2:57PM

# 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:
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219

***Land Title and Escrow***

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20153252
AUG 17 2015
Amount Paid $0
Skagit Co. Treasurer
By Deputy

Commitment Number: 15NL36245

**ASSESSOR PARCEL IDENTIFICATION NUMBER: P79660**

**ABBREVIATED LEGAL: Lot 17, Anderson-Hilde Plat.**

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152962-0

**WILLIAM R. ELMS, II, A/K/A WILLIAM R. ELMS, JR.** and **HALLIE T. ELMS**, husband and wife, hereinafter grantors, whose tax-mailing address is **811 Dana Drive, Sedro-Woolley, WA 98284**, in and for mere change in identity or form and correction of the public record as to his name in consideration paid, grant and quitclaim to **WILLIAM R. ELMS, JR.** and **HALLIE T. ELMS**, husband and wife, hereinafter grantees, whose tax mailing address is **811 Dana Drive, Sedro-Woolley, WA 98284**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

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## LEGAL DESCRIPTION:

**Lot 17, "ANDERSON-HILDE PLAT," as per plat recorded in Volume 11 of Plats, page 50, records of Skagit County, Washington. Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.**
**Assessor's Parcel Number: P79660**

**Property Address is: 811 Dana Drive, Sedro-Woolley, WA 98284.**

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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: #201008230257

Executed by the undersigned on 8-11-15, 2015:

| | |
|---|---|
| **WILLIAM R. ELMS, II, A/K/A** | **HALLIE T. ELMS** |
| **WILLIAM R. ELMS, JR.** | |

STATE OF Washington
COUNTY OF Skagit

The foregoing instrument was acknowledged before me on Aug 11, 2015 by **WILLIAM R. ELMS, II, A/K/A WILLIAM R. ELMS, JR.** and **HALLIE T. ELMS** who are personally known to me or have produced drivers licenses 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.

Janice Dee Porter
Notary Public

Notary Public
State of Washington
JANICE DEE PORTER
My Appointment Expires Jan 4, 2018

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