



201603290115

Skagit County Auditor

\$127.00

3/29/2016 Page

1 of

5 3:06PM

Document Title:

Quit Claim Deed

Reference Number:

Grantor(s):

additional grantor names on page ___

1. SARAH C.L.B. POWERS f/k/a SARAH LEDIN

2.

Land Title and Escrow

Grantee(s):

additional grantee names on page ___

1. SARAH C.L.B. POWERS

2.

LAND TITLE #154126-S ✓

Abbreviated legal description:

full legal on page(s) ___

Lot 3, Thunderbird North

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___

P#79423

I, Christi P. Straathof, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$72.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Dated

3/14/2016

UNOFFICIAL DOCUMENT

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Prepared By:
Leila Hale Hansen, Esq.
2451 W. Horizon Ridge Pkwy, Ste 120
Henderson, NV 89052
702-736-5800
Bar# 74247

Return to:
Stewart
500 North Broadway 9th Floor
St. Louis, MO 63102

Mail tax statements to:
Sarah C.L.B. Powers
PO Box 695
Mount Vernon, WA 98273

Property Tax ID#: P79423
Order #: POWERS

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161061
MAR 29 2016

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

QUIT CLAIM DEED

Exempt from Real Estate Excise Tax per WAC _____

Made this 29th day of February 2016 by and between SARAH C.L.B. POWERS f/k/a SARAH LEDIN, an unmarried person, whose post office address is PO Box 695, Mount Vernon, WA 98273, first party, Grantor, SARAH C.L.B. POWERS, an unmarried person, whose post office address PO Box 695, Mount Vernon, WA 98273, second party, Grantee;

Witnesseth, that said first party for in consideration of the sum of ZERO (\$0.00) DOLLARS, and other good and valuable considerations in hand paid by second party the receipt whereof is hereby acknowledged, does hereby convey, remise, release and quitclaim unto the said second parties forever, all the right, title, interest, claim and demand which the said first party has 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"

APN #: P79423
Commonly known as: 3615 Apache Drive, Mount Vernon, WA 98273

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 party has hereunto set a hand and seal the day and year first written above.


SARAH C.L.B. POWERS f/k/a
SARAH LEDIN

STATE OF _____)

COUNTY OF _____)

*See attached acknowledgment.
A.I.*

The foregoing instrument was hereby acknowledged before me this _____ day of _____, 2016, SARAH C.L.B. POWERS f/k/a SARAH LEDIN, whose name is personally known to me or who has produced _____, as identification, and who has signed this instrument willingly.

Notary Public
My commission expires:

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.

UNOFFICIAL DOCUMENT

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Alameda }

On February 29th, 2016 before me, Aixa Janbakhs, Notary Public
(Here insert name and title of the officer)

personally appeared Sarah C. L. B. Powers
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Aixa Janbakhs
 Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Quit Claim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 4 Document Date 2/29/16

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Schedule "A-1"

Exhibit "A"

154126-S

DESCRIPTION:

Lot 3, "THUNDERBIRD NORTH," as per plat recorded in Volume 11 of Plats, pages 37 and 38, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

APN # P79423