



201607290159

Skagit County Auditor

\$75.00

7/29/2016 Page

1 of

3 3:42PM

Return to &
Mail tax statements to:
Maria Rachel G. Porter and Terry Brown
5423 Emerald Court
Mount Vernon, WA 98273

Prepared By:
Leila Hale Hansen, Esq.
3333 East Serene Avenue, Suite 200
Henderson, NV 89074
702-736-5800
Bar# 74247

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163275

JUL 29 2016

Property Tax ID#: P125395
Order #: 11060-192463
Ref#: IR1605EM019422

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

QUIT CLAIM DEED

Exempt from Real Estate Excise Tax per WAC A7

Made this 14th day of July, 2016 by and between LEDAIR F. PORTER and MARIA RACHEL G. PORTER, husband and wife, whose post office address is 5423 Emerald Court, Mount Vernon, WA 98273, first parties, Grantors, and MARIA RACHEL G. PORTER, a married woman as her sole and separate property and TERRY BROWN, a married man as his sole and separate property, as joint tenants, whose post office address is 5423 Emerald Court, Mount Vernon, WA 98273, second party, Grantee;

Witnesseth, that said first parties for in consideration of the sum of ZERO (\$0.00) DOLLARS, and other good and valuable considerations in hand paid by second party receipt whereof is hereby acknowledged, do hereby convey, remise, release and quitclaim unto the said second party forever, all the right, title, interest, claim and demand which the said first parties have in and to the following described lot, piece or parcel of land, situate, lying and being in Skagit County, Washington to-wit:

REAL PROPERTY IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 183, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)," AS PER PLAT RECORDED ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO. 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON.

APN #: P125395

Commonly known as: 5423 Emerald Court, 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 party forever.

IN WITNESS WHEREOF, first parties have hereunto set their hands and seals the day and year first written above.

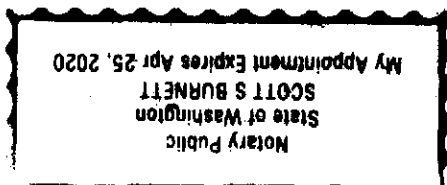
L F P A B
LEDAIR F. PORTER

Maria Rachel G. Porter
MARIA RACHEL G. PORTER

STATE OF Washington

COUNTY OF Shelby

The foregoing instrument was hereby acknowledged before me this 17 day of July, 2016, by LEDAIR F. PORTER and MARIA RACHEL G. PORTER, whose names are personally known to me or who have produced Washington DL, as identification, and who have signed this instrument willingly.



Scott S. Burnett
Notary Public
My commission expires: 4-25-20

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.

EXHIBIT 'A'

File No.: **11060-192463 (BD)**

Property: **5423 EMERALD COURT, MOUNT VERNON, WA 98273**

**LOT 183, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)," AS PER PLAT
RECORDED ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO. 200612210067,
RECORDS OF SKAGIT COUNTY, WASHINGTON.**

FOR INFORMATION ONLY:

LOT 183, SKAGIT HIGHLANDS, DIV. 5, PH1

A.P.N. P125395