

201706200042

Skagit County Auditor \$74.00
6/20/2017 Page 1 of 2 11:30AM

AFTER RECORDING RETURN TO:
Carmen Valencia
1301 South 2nd Street
Mount Vernon, WA 98273
File No. 17-605965

Land Title and Escrow QUIT CLAIM DEED
01-162363-0

THIS DEED made and entered into on this 15th day of June, 2017, by and between **Carmen Valencia, an unmarried woman and Gustavo Martinez Valencia, an unmarried man, each as their separate estate**, a mailing address of 1301 South 2nd Street, Mount Vernon, WA 98273, hereinafter referred to as Grantor(s) and **Carmen Valencia, an unmarried woman**, a mailing address of 1301 South 2nd Street, Mount Vernon, WA 98273, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Skagit County, Washington:

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of Second and Park Streets in the City of Mount Vernon, the same being the Northeast corner of Block 13, "PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON", according to the plat recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington;

- thence West on the South side of Park Street 100 feet;
- thence South at right angles 60 feet;
- thence East at right angles 100 feet to the West line of Second Street,
- thence North on said West line of Second Street 60 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel Id Number: P29125

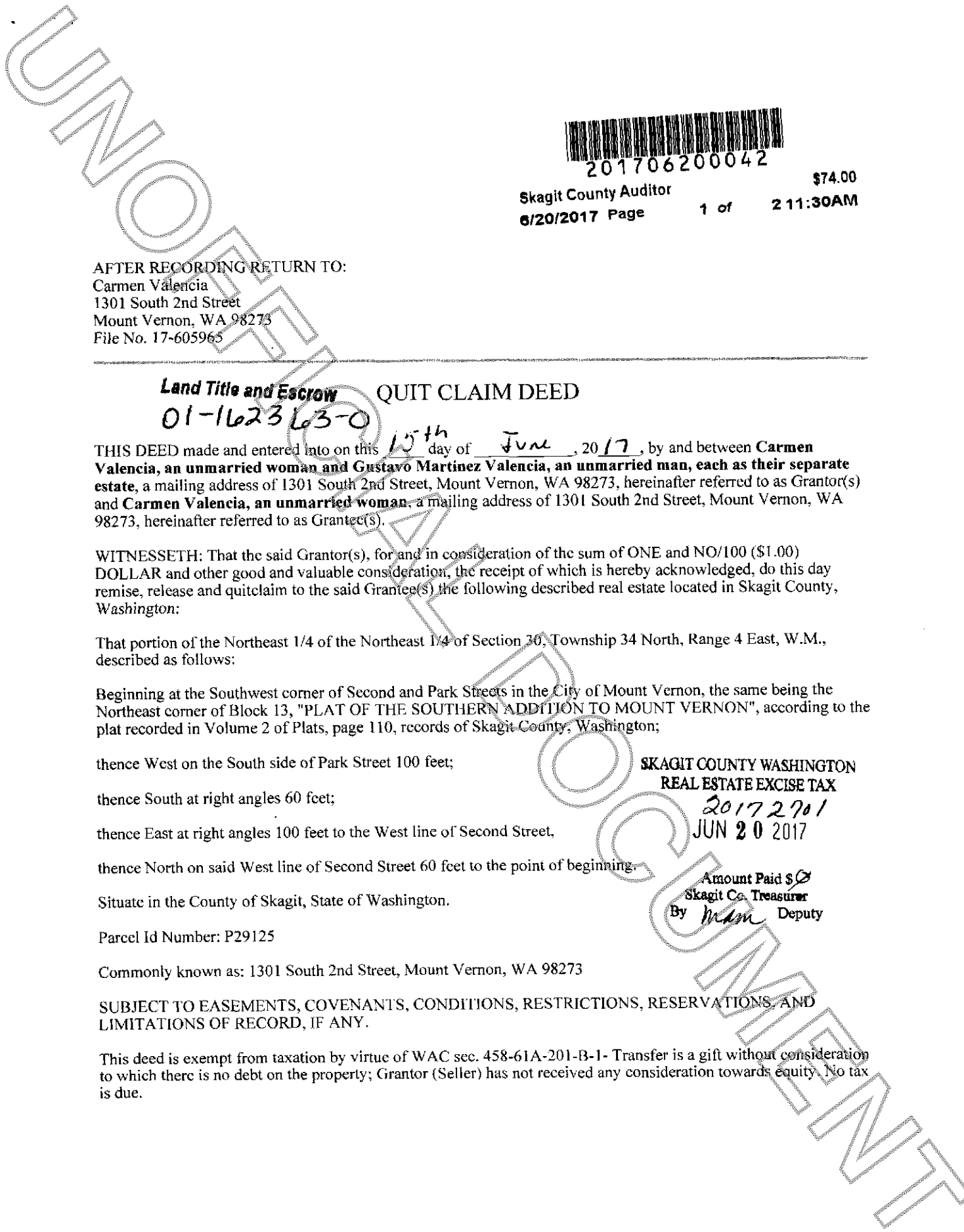
Commonly known as: 1301 South 2nd Street, Mount Vernon, WA 98273

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

This deed is exempt from taxation by virtue of WAC sec. 458-61A-201-B-1- Transfer is a gift without consideration to which there is no debt on the property; Grantor (Seller) has not received any consideration towards equity. No tax is due.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172701
JUN 20 2017

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



IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

[Signature]
Carmen Valencia

[Signature]
Gustavo Martinez Valencia

STATE OF Washington
COUNTY OF SKagit

I certify that I know or have satisfactory evidence that Carmen Valencia, (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 06-15-2017

[Signature]
Notary Public in and for the state of WA

My appointment expires: 08-31-2017



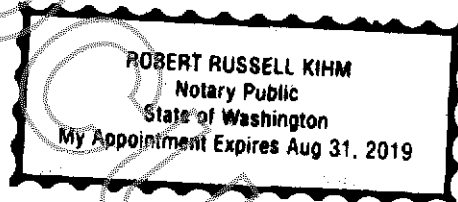
STATE OF Washington
COUNTY OF SKagit

I certify that I know or have satisfactory evidence that Gustavo Martinez Valencia, (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 06-15-2017

[Signature]
Notary Public in and for the state of WA

My appointment expires: 08-31-2019



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 Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.