

UNRECORDED DOCUMENT



201712280033
Skagit County Auditor
12/28/2017 Page 1 of 3 12:30PM \$76.00

Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, Texas 75024

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175981
DEC 28 2017

AFTER RECORDING RETURN TO:

Jerry Stuart Ramsey
Joann Sybrandt Johnston
3807 S. Avenue
Anacortes, WA 98221
File No. ARS-12786

Amount Paid \$ 0
Skagit Co. Treasurer
By BT Deputy

File-ARS-12786

QUIT CLAIM DEED

THIS DEED made and entered into on this 15 day of December, 2017, by and between **JERRY STUART RAMSEY and JOANN SYBRANDT JOHNSTON, WHO INCORRECTLY ACQUIRED TITLE AS JOANNE SYBRANDT JOHNSTON, HUSBAND AND WIFE**, a mailing address of 3807 S. Avenue, Anacortes, WA 98221, hereinafter referred to as Grantor(s) and **JERRY STUART RAMSEY and JOANN SYBRANDT JOHNSTON, HUSBAND AND WIFE**, a mailing address of 3807 S. Avenue, Anacortes, WA 98221, 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, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in SKAGIT County, WASHINGTON:

The South 1/2 of the following described Tract: Lots 2, 3, 4, 5, 6 and North 1/2 of Lot 7, of vacated Block 13, "Seattle Syndicate's First Addition to the City of Anacortes, Wash.," as per plat recorded in volume 1 of plats, page 25, records of Skagit County, Washington.

Together with that portion of the vacated east 10 feet of "s" avenue that has reverted to said premises by operation of law.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Parcel ID: P33119/350230-0-152-0007

Commonly known as: 3807 S. Avenue, Anacortes, WA 98221

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

This deed is exempt from taxation by virtue of WAC sec. 458-61A-211 (6)- Mere change in identity.

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

Jerry Stuart Ramsey
JERRY STUART RAMSEY

Joann Sybrandt Johnston
JOANN SYBRANDT JOHNSTON, WHO INCORRECTLY ACQUIRED
TITLE AS JOANNE SYBRANDT JOHNSTON

STATE OF Washington
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Jerry Stuart Ramsey and Joann Sybrandt Johnston, (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: 12.15.17

C Walker
Notary Public in and for the state of Washington

My appointment expires: 12.13.20

NOTARY PUBLIC
STATE OF WASHINGTON
C D WALKER
My Appointment Expires
December 13, 2020

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.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

The South 1/2 of the following described Tract: Lots 2, 3, 4, 5, 6 and North 1/2 of Lot 7, of vacated Block 13, "Seattle Syndicate's First Addition to the City of Anacortes, Wash.," as per plat recorded in volume 1 of plats, page 25, records of Skagit County, Washington.

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However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: S 1/2 of Following: Lots 2-6 & N 1/2 Lot 7, Blk 13, Seattle Syndicate. TGW E 10' of S Ave.