

When recorded return to:  
Juan Guzman - *Huerta*  
925 McLean Rd  
Mount Vernon, WA 98273

201906120057

06/12/2019 01:40 PM Pages: 1 of 2 Fees: \$100.00  
Skagit County Auditor

Filed for record at the request of:

**Fidelity National Title**

COMPANY OF WASHINGTON, INC.

13613 Meridian Ave E, Suite 120  
Puyallup, WA 98373-3664

Escrow No.: 611211322

CHICAGO TITLE  
020037648

### QUIT CLAIM DEED

THE GRANTOR(S)

Leticia Ambrocio, *Valdez* wife of Juan Guzman - *Huerta*

for and in consideration of in hand paid, conveys and quit claims to

Juan Guzman, *Huerta* a married man as his separate estate

the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) herein:

Tract B-1 of SKAGIT COUNTY SHORT PLAT NO. 49-80 as approved May 27, 1980, and recorded May 27, 1980, in Volume 4 of Short Plats, page 98, under Auditor's File No. 8005270028, records of Skagit County, Washington; being a portion of the West Three-Quarters of the West Half of Tract 73, Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Tract A of SKAGIT COUNTY SHORT PLAT NO. 59-77 as approved September 9, 1977, and recorded in Volume 2 of Short Plats, page 119, under Auditor's File No. 864775, records of Skagit County, Washington; being a portion of the West Three-Quarter of the West Half of Tract 73, Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows: Commencing at the Northeast corner of said tract, which is the true point of beginning; thence Westerly along the North line of said tract 60.83 feet; thence Southerly along a line parallel with the East line of said plat a distance of 75.01 feet; thence Easterly parallel with the North line of said Short Plat 60.83 feet; thence Northerly 75.01 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P62781,

Dated: June 5, 2019


*[Signature]*  
Leticia Ambrocio *Valdez* L AV

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 2273  
JUN 12 2019

Amount Paid \$0  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**QUIT CLAIM DEED**  
(continued)State of WashingtonCounty of Skaagit

I certify that I know or have satisfactory evidence that

Leticia Ambrosio Valdez  
(is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.Dated: 06/07/2019  
Name: JENNIE L. ANDREWS  
Notary Public in and for the State of WA  
Residing at: Island County  
My appointment expires: 03/08/2020