

202003110032

03/11/2020 10:03 AM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

Return to After Recording:

Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763
Reference Number: W-WA564467

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020987
MAR 11 2020

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

Mail Tax Statements to:

Michael D. Birkle and Dawn Birkle
17112 Blackberry Court
Mount Vernon, WA 98274
Land Title and Escrow

01-176113-S

QUIT CLAIM DEED

On this 6th day of March, 2020, **MICHAEL D. BIRKLE, a married man, as his separate estate**, whose post office address is 17112 Blackberry Court, Mount Vernon, WA 98274, Grantor, conveys and QUIT-CLAIMS to **MICHAEL D. BIRKLE AND DAWN BIRKLE, husband and wife**, whose address is 17112 Blackberry Court, Mount Vernon, WA 98274, Grantees for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

Lot 5, "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 1," as per plat recorded in Volume 17 of Plats, pages 26 through 31, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

More commonly known as: 17112 Blackberry Court, Mount Vernon, WA 98274
Assessor's Property Tax Parcel Number: Account 4722-000-005-0000; Property I.D. P113845

This conveyance is made subject to the easements, conditions and restrictions of record insofar as they may lawfully affect the Property.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated: 3-6-2020Michael D. Birkle

Michael D. Birkle

STATE OF Washington }
COUNTY OF Strom }

I certify that I know or have satisfactory evidence that Michael D. Birkle is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated 3-6-2020Doug Clark

Notary Public

Printed Name: Doug ClarkMy Commission Expires: 12-15-21

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

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.

Prepared By:

Coast to Coast Document Services, LLC
c/o Nick Power, Attorney at Law
124 W. Freistadt Road, Unit 64
Thiensville, WI 53092

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021