

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

QUITCLAIM DEED

This instrument prepared by:
Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road,
Suite 550, Cincinnati, Ohio 45209.

~~After Recording Return To:~~
Avenue 365 Lender Services, LLC
401 Plymouth Road, Suite 420
Plymouth Meeting, PA 19462

^{Ave}
Commitment Number: 2055470R

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2020-1801
Date 05/26/2020

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P57659 AND 3799-000-007-0002

**ABBREVIATED LEGAL: LOT 7, THE PLAT OF ISLAND VIEW PARK NO. 2,
ANACORTES, WASHINGTON**

ERYN L. SWANSON f/k/a ERYN L. LAWRENCE, married to **JASON L. SWANSON**, whose mailing address is **1914 Island View Place, Anacortes, WA 98221**, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, conveys and quitclaims to **ERYN L. SWANSON** and **JASON L. SWANSON**, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **1914 Island View Place, Anacortes, WA 98221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LEGAL DESCRIPTION:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND DESCRIBED AS FOLLOWS: PARCEL A OF THAT CERTAIN SURVEY RECORDED APRIL 9, 1999, UNDER AUDITOR'S FILE O. 9904090001, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALSO DESCRIBED AS: LOT 7, "THE PLAT OF ISLAND VIEW PARK NO. 2, ANACORTES, WASHINGTON," ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE WEST 5 FEET, ALSO EXCEPT THE EAST 10 FEET THEREOF. SITUATE IN SKAGIT COUNTY, WASHINGTON. BEING THE SAME PREMISES CONVEYED UNTO JEFF LAWRENCE AND ERYN LAWRENCE, HUSBAND AND WIFE, BY VIRTUE OF STATUTORY WARRANTY DEED FROM JOHN K. GAUGER AND BARBARA F. GAUGER, CO-TRUSTEES OF THE 1992 JOHN K. GAUGER AND BARBARA F. GAUGER REVOCABLE TRUST, DATED AUGUST 26, 2009, RECORDED AUGUST 28, 2009, IN INSTRUMENT: 200908280124.

BEING THE SAME PREMISES CONVEYED UNTO ERYN L. LAWRENCE, BY VIRTUE OF QUITCLAIM DEED FROM JEFFREY L. LAWRENCE, DATED APRIL 7, 2015, RECORDED APRIL 8, 2015, IN INSTRUMENT: 201504080080.
PARCEL ID: P57659 AND 3799-000-007-0002

Property Address is: 1914 Island View Place, Anacortes, WA 98221.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 4/13/2020, 2020:

Eryn L. Swanson

ERYN L. SWANSON f/k/a ERYN L. LAWRENCE

STATE OF WA
COUNTY OF Sagit

The foregoing instrument was acknowledged before me on 4/13/, 2020 by ERYN L. SWANSON f/k/a ERYN L. LAWRENCE who is personally known to me or has produced licenses as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Betty W. McNeely
Notary Public

