

**AFTER RECORDING RETURN TO:**

WFG Lender Services  
5000 Legacy Drive, Suite 190  
Plano, TX 75024  
File No. 1367413WA

Tax ID No.: 340419-0-093-0003

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4144  
Oct 09 2020  
Amount Paid \$2819.32  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**QUIT CLAIM DEED**

THIS DEED made and entered into on this 5<sup>th</sup> day of December 20 19, by and between **SIRI VIVIAN LESTER, A SINGLE WOMAN**, a mailing address of 409 NORTH BARKER ST, MOUNT VERNON, WA 98273, hereinafter referred to as Grantor(s) and **SIRI VIVIAN LESTER, A SINGLE WOMAN and JASON PK PEARLMAN, A SINGLE MAN, AS JOINT TENANTS**, a mailing address of 409 NORTH BARKER ST, 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, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Legal Description (Abbreviated): Ptn Gov. Lot 10, 19-34-4 E W.M.

Property Tax ID No.: 340419-0-093-0003  
APN: P 26420

Also known as: 409 NORTH BARKER ST, MOUNT VERNON, WA 98273

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

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

  
SIRI VIVIAN LESTER

STATE OF Washington  
COUNTY OF Skagit

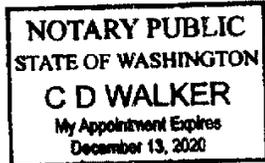
I certify that I know or have satisfactory evidence that SIRI VIVIAN LESTER, (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/hers/their) free and voluntary act for the uses and purposes mentioned in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

Dated: 12.5.19

  
Notary Public in and for the state of Washington

My appointment expires: 12.13.20

No title exam performed by the preparer. Legal description and party's names provided by the party.



**GRANTEE ACCEPTANCE:**

The grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with rights of survivorship, and not as community property or as tenants in common.

IN WITNESS WHEREOF, the said Grantee has/have signed and sealed this deed, the day and year above written.

  
SIRI VIVIAN LESTER

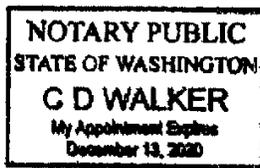
STATE OF Washington  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that SIRI VIVIAN LESTER (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: 12.5.19

  
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GRANTEE ACCEPTANCE:

The grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with rights of survivorship, and not as community property or as tenants in common.

IN WITNESS WHEREOF, the said Grantee has/have signed and sealed this deed, the day and year above written.

  
JASON PK PEARLMAN

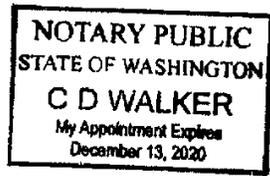
STATE OF Washington  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JASON PK PEARLMAN (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: 12.5.19

  
Notary Public in and for the state of Washington

My appointment expires: 12.13.20



**EXHIBIT A**  
**LEGAL DESCRIPTION**

That portion of Government Lot 10 in Section 19, Township 34 North, Range 4 East, W.M , described as follows:

Beginning at a point 481 feet North and 150 feet East of the Southwest corner of Block 14, "BEHRENS & MOODY'S ADDITION TO WEST MT. VERNON, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, page 101, records of Skagit County, Washington; thence North 86.7 feet to the South line of a tract conveyed to Roland A. Carlson by deed recorded under Auditor's File No. 375041;

thence East 160 feet, more or less, to the West line of that certain tract conveyed to the City of Mount Vernon by deed dated July 31, 1957, recorded August 26, 1957, under Auditor's File No. 555405; thence South 86.7 feet, more or less, to a point East of the point of beginning; thence West to the point of beginning

Parcel ID Number: 340419-0-093-0003

APN P 26420

Property commonly known as: 409 North Barker St, Mount Vernon, WA 98273