

RECORDATION REQUESTED BY/RETURN TO:
SOLIDIFI
88 SILVA LANE
MIDDLETOWN, RI 02842

QUITCLAIM DEED

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Heather Beauvais
Affidavit No. 2020-4810
Date 11/12/2020

THE GRANTOR(S)

BEN DAVIDSON, ALSO KNOWN AS BENJAMIN DOUGLAS DAVIDSON, WHO ACQUIRED TITLE AS AN UNMARRIED INDIVIDUAL, AS HIS SEPARATE ESTATE AND ERIN A. DAVIDSON, FORMERLY KNOWN AS ERIN A. COLLINS, WHO ACQUIRED TITLE AS AN UNMARRIED INDIVIDUAL, AS HER SEPARATE ESTATE,

for and in consideration of \$0.00

in hand paid, conveys and quit claims to **BENJAMIN DOUGLAS DAVIDSON AND ERIN A. DAVIDSON, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, the following real estate, situated in the County of SKAGIT, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 23935 NORTH WEST VIEW ROAD, MOUNT VERNON, WA 98274

Abbreviated Legal Description: LOT(S) 14 AND 15, BLOCK 11 RESERVE ADDITION TO THE TOWN OF MONTBORNE, SKAGIT COUNTY, WA.

Tax Parcel Number: 4136-011-015-0000

Dated: 4/27/2020

[Signature]
AKA [Signature]
BEN DAVIDSON
A/K/A BENJAMIN DOUGLAS DAVIDSON

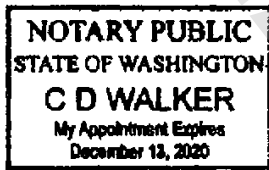
[Signature]
FKA ERIN A. COLLINS
ERIN A. DAVIDSON
F/K/A ERIN A. COLLINS

STATE OF WASHINGTON)
COUNTY OF Skagit) SS.

I certify that I know or have satisfactory evidence that BEN DAVIDSON, A/K/A BENJAMIN DOUGLAS DAVIDSON AND ERIN A. DAVIDSON, F/K/A ERIN A. COLLINS, are the person(s) who appeared before me, and said person(s) acknowledged that she/he/they signed this instrument and acknowledge it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4.27.2020

(Seal)



[Signature]
Notary name printed or typed: C. D. Walker
Notary Public in and for the State of Washington
Residing at Sedro Woolley, WA. 98284
My Appointment Expires: 12.13.2020

Prepared By:
BRENT DILLE, Attorney at Law
o/b/o BC Law Firm, P.A.
2010 CATON WAY SW 101
OLYMPIA, WA 98502

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning the 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.

THE GRANTEES BY SIGNING THE ACCEPTANCE BELOW, EVIDENCE THEIR INTENTION TO ACQUIRE SAID PREMISES AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON. ACCEPTED AND APPROVED.

[Signature]
BENJAMIN DOUGLAS DAVIDSON

[Signature]
ERIN A. DAVIDSON

Exhibit "A"

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

PARCEL A:

LOTS 14 AND 15, BLOCK 11, PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THOSE PORTIONS OF ADJOINING WALKER STREET WHICH, IF VACATED BY OPERATION OF LAW, WOULD ATTACH THERETO;

TOGETHER WITH THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY), LYING EASTERLY OF THE CENTERLINE OF SAID RIGHT OF WAY AND BETWEEN THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 14, BLOCK 11, AND THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 16, BLOCK 11, AS SAID LINES ARE DELINEATED ON THE PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THAT PORTION OF SAID PARCEL 2 LYING WITHIN A STRIP OF LAND 20 FEET WIDE BEING 10 FEET EACH SIDE OF THE CENTERLINE OF AN EXISTING DRIVEWAY, AS NOW CONSTRUCTED, RUNNING IN A GENERALLY EASTERLY DIRECTION ACROSS THE SOUTHEASTERLY PORTIONS OF LOTS 16 AND 17, BLOCK 11, PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THOSE PORTIONS OF ADJOINING WALKER STREET WHICH, IF VACATED BY OPERATION OF LAW, WOULD ATTACH THERETO;

TOGETHER WITH, THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY), LYING EASTERLY OF THE CENTERLINE OF SAID RIGHT OF WAY AND BETWEEN THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 16, BLOCK 11, AND THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF WALKER STREET, AS SAID LINES ARE DELINEATED ON THE PLAT OF RESERVE TO THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON.