



202012100025

12/10/2020 08:40 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20205249
DEC 09 2020

Amount Paid \$ 0
Skagit Co. Treasurer
By *BL* Deputy

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:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Commitment Number: 27584520

**ASSESSOR PARCEL IDENTIFICATION NUMBER:
P67493**

ABBREVIATED LEGAL: Ptn Lot 10, Monte Vista Terrace (Aka Tr. 2, SP #MV-6-76)

WAC 458-61A-211(6) grantor and grantee are the same person

John M. Strachan, an unmarried man who acquired title as a married man as his separate property, whose mailing address is **4826 Monte Vista Pl, Mount Vernon, WA 98273**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, conveys and quitclaims to **John M. Strachan**, an unmarried man, hereinafter grantee, whose tax mailing address is **4826 Monte Vista Pl, Mount Vernon, WA 98273**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LEGAL DESCRIPTION:

Tract 2 of MOUNT Vernon Short Plat No. MV-6-76, Located in Section 15, Township 34 North, Range 4 East, W.M., Approved January 23, 1976 and recorded in volume 1 of short Plats, Page 103, under auditor's File No. 829861, records of Skagit County, Washington; being a Portion of Lot 10, "Monte Vista Terrace addition to Skagit County, Washington", as per Plat recorded in volume 8 of Plats, Pages 20 and 21, Records of Skagit County, Washington

Assessor's Parcel Number: P67493

Property Address is: 4826 Monte Vista Pl, Mount Vernon, WA 98273.

Prior instrument reference: 200909150045

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 grantee forever.

Executed by the undersigned on 17, Nov, 2020:

J.M. Strachan 11/17/2020
John M. Strachan

STATE OF WA
COUNTY OF Skagit

The foregoing instrument was acknowledged before me on November 17, 2020 by **John M. Strachan** who is personally known to me or has produced Driver license 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.



Hannah Beam
Notary Public

UNOFFICIAL DOCUMENT