

POOR ORIGINAL

AFTER RECORDING RETURN TO:
NCS
9087 Foothills Blvd
Roseville, CA 95747
File No. 17-751353

Land Title & Escrow 01-181988-O
Tax ID No.: 340429-0-189-0006, P28362

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Bridget Ibarra
Affidavit No. 2021-17
Date 01/04/2021

QUIT CLAIM DEED

THIS DEED made and entered into on this 26 day of December, 2020, by and between **Tegaan Klinker A/K/A Tegaan M. Klinker, an unmarried woman and William M. DeFrancisco, an unmarried man, each as their separate property**, a mailing address of 1414 South 12th Street, Mount Vernon, WA 98274, hereinafter referred to as Grantor(s) and **Tegaan Klinker, an unmarried woman**, a mailing address of 1414 South 12th Street, Mount Vernon, WA 98274, hereinafter referred to as Grantees(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 Grantees(s) the following described real estate located in Skagit County, WASHINGTON:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Legal Description (Abbreviated): Ptn NE NW, 29-34-4 E W.M.
Property Tax ID No.: 340429-0-189-0006, P28362
Also known as: 1414 South 12th Street, Mount Vernon, WA 98274

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

This deed is exempt from taxation by virtue of WAC sec.458-61A-203 - Community property, dissolution of marriage or domestic partnership, legal separation, decree of invalidity

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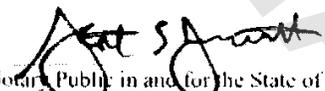
IN WITNESS WHEREOF, the said Grantor(s) has have signed and sealed this deed, the day and year above written.


Tegaan Klinker A/K/A Tegaan M. Klinker

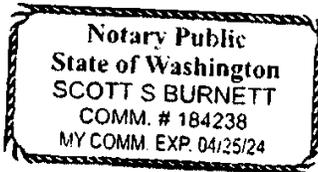
STATE OF WA
COUNTY OF Skagot

I certify that I know or have satisfactory evidence that Tegaan Klinker A K/A Tegaan M. Klinker, (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: 26 Dec 2020


Notary Public in and for the State of WA

My appointment expires: 4-25-24



Tax ID No.: 340429-0-189-0006, P28362

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


William M. DeFrancisco

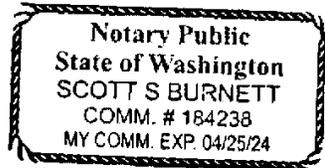
STATE OF WA
COUNTY OF SKagit

I certify that I know or have satisfactory evidence that William M. DeFrancisco, (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: 26 Dec 2024


Notary Public in and for the State of WA

My appointment expires: 4-25-24



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

EXHIBIT A
LEGAL DESCRIPTION

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point on the East line of 12th Street, as established in the City of Mount Vernon, 475 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence East 100 feet to the West line of the alley through Block 22 of Millett's Addition, if extended South; thence North on the West line of said alley 50 feet; thence West 100 feet, more or less, to the East line of 12th Street; thence South along the East line of 12th Street to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel ID Number: 340429-0-189-0006, P28362

PROPERTY COMMONLY KNOWN AS: 1414 South 12th Street, Mount Vernon, WA 98274