

After Recording, Return To:
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219

LAND TITLE AND ESCROW
01-180320-0

QUITCLAIM DEED

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

Commitment Number: 20NL69175

ASSESSOR PARCEL IDENTIFICATION NUMBER:

ABBREVIATED LEGAL: Lot 45, "SKYLINE NO. 3

Real Estate Excise Tax
Exempt

Skagit County Treasurer

By Heather Beauvais

Affidavit No. 2021-303

Date 01/22/2021

MARY I. VAN VALKENBURG Surviving Spouse of **James A. Van Valkenburg**, hereinafter grantors, whose tax-mailing address is **5104 Sterling Dr., Anacortes, WA 98221**, WITHOUT consideration paid, grant and quitclaim to **MARY I. VAN VALKENBURG**, as her separate property, hereinafter grantees, whose tax mailing address is **5104 Sterling Dr., Anacortes, WA 98221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LEGAL DESCRIPTION:

Lot 45, "SKYLINE NO. 3," as per plat recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington. Situate in the City of Anacortes, County of Skagit, State of Washington

Assessor's Parcel Number: 3819-000-045-0002 · P59150

Property Address is: 5104 Sterling Dr., Anacortes, WA

98221. Prior instrument reference:

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

Executed by the undersigned on January 15, 2020^{mc}.

Mary I Van Valkenburg 1-15-21
MARY I. VAN VALKENBURG, as surviving spouse of James Van Valkenburg
as surviving spouse of James Van Valkenburg

STATE OF WA
COUNTY OF SKagit

The foregoing instrument was acknowledged before me on January 15, 2020^{mc} by **MARY I. VAN VALKENBURG**, who are personally known to me or have produced Driver's Lic as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Marilyn Coan Tompkins
Notary Public

