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02/05/2021 09:47 AM Pages: 1 of 3 Fees: $105.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Chelsea Stalcup
Affidavit No. 2021-509
Date 02/05/2021

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: 27719939
Seller's Loan Number: 2201206856

ASSESSOR PARCEL IDENTIFICATION NUMBER:
4206-000-024-0006
P78164
ABBREVIATED LEGAL
LT 24, The Uplands in Skagit County, Washington.

EXEMPT FROM TRANSFER TAX
WAC 458-61A-203(1) adding spouse to title

Phoebe Barnard, married as separate property, whose mailing address is **505 Upland Pl., Mount Vernon, WA 98273**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, conveys and quitclaims to **Phoebe Barnard** and **John Bowey**, wife and husband, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **505 Upland Pl., Mount Vernon, WA 98273**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

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LEGAL DESCRIPTION:

Parcel A: Lot 24, The Uplands, according to the plat thereof, recorded in Volume 10 of Plats, page 43, records of Skagit County, Washington. Situated in Skagit County, Washington. Parcel B: That portion of the West Half of the Southeast Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian, described as follows: Beginning at the Northeast corner of said West Half; Thence North 88 degrees 30' 28" West, along the North line of said West Half, said North line being further described as being the South line of the plat of The Uplands, according to the plat thereof recorded in Volume 10 of Plats, page 43, records of Skagit county, Washington, a distance of 375.00 feet to the point of beginning at the Southeast corner of Lot 24 of said plat, Thence continuing North 88 degrees 30' 28" West. along said south line a distance of 95.00 feet to the Southwest corner of said Lot 24; Thence South 00 degrees 46' 02" West along the Southerly extension of the West line of said Lot 24, a distance of 50.00 feet to the South line of the North 50.00 feet of said West Half; Thence South 88 degrees 30' 28" East a distance of 95.00 feet, Thence North 00 degrees 46' 02" East a distance of 50.00 feet to the point of beginning. Situated in Skagit County, Washington.
Assessor's Parcel Number: 4206-000-024-0006

Property Address is: 505 Upland Pl., Mount Vernon, WA 98273.

Prior instrument reference: **201705020062**

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 grantees forever.

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Executed by the undersigned on 22 Jan. 2021, ~~2020~~:

Phoebe Barnard

STATE OF Washington
COUNTY OF Skagit

The foregoing instrument was acknowledged before me on January 22, 2021 by **Phoebe Barnard** who is personally known to me or has produced US Passport 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.

LALAINA A GARCIA
Notary Public
State of Washington
Commission # 150820
My Comm. Expires Jul 10, 2022

Notary Public