

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Chelsea Stalcup  
Affidavit No. 2021-904  
Date 03/04/2021

**QUITCLAIM DEED**

This instrument prepared by:

Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road,  
Suite 550, Cincinnati, Ohio 45209. File Number: WA20103659.

After Recording, Send To:  
BOSTON NATIONAL TITLE  
400 ROUSER RD, BLD 2, STE 101  
CORAOPOLIS, PA 15108

Commitment Number: WA20103659

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**  
**P131459**

**ABBREVIATED LEGAL: Lot 21, Plat of Hillcrest Landing, Skagit County, Washington.**

Exempt: Section WAC 458-61A-203(1):ESTABLISH COMMUNITY PROPERTY

**Johanna Eulene Lupastean** who acquired title as **Johanna Eulene Knudsen**, married, hereinafter grantor, whose tax-mailing address is **1708 Hillcrest Loop, Mount Vernon, WA 98274**, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, conveys and quitclaims to **Johanna Eulene Lupastean** and **Cristian Lupastean**, wife and husband, hereinafter grantees, whose tax mailing address is **1708 Hillcrest Loop, Mount Vernon, WA 98274**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**LEGAL DESCRIPTION:**

The following described real estate, situated in the County of Skagit, State of Washington: Lot 21, "Plat of Hillcrest Landing", as recorded on April 15, 2013 under Auditor's File No. 201304150001, records of Skagit County, Washington. Situated in the City of Mount Vernon, County of Skagit, State of Washington. Tax ID: P131459  
Assessor's Parcel Number: P131459

Property Address is: 1708 Hillcrest Loop, Mount Vernon, WA 98274.

Prior instrument reference: 201905010010

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.

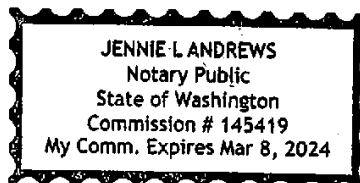
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on FEB 26, 2021:

Johanna Eulene Lupastean  
Johanna Eulene Lupastean

STATE OF Washington  
COUNTY OF Skagit

The foregoing instrument was acknowledged before me on February 26, 2021 by Johanna Eulene Lupastean who is personally known to me or has produced Drivers 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.



Jennie L. Andrews  
Notary Public in & for WA State  
Resides in: Island County  
Commission Expires: 03/08/2024