

When recorded return to:

Raquel Pedraza and Eduardo C Valencia
4518 Edgemont Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1608

Apr 15 2021

Amount Paid \$2143.02
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044338

CHICAGO TITLE
620044338

QUIT CLAIM DEED**THE GRANTOR(S)**

Eduardo Castaneda Valencia and Raquel Pedraza, husband and wife

for and in consideration of in hand paid, conveys and quit claims to

Raquel Pedraza and Eduardo C Valencia, wife and husband; and Matthew Valencia, a single person

the following described real estate, situated in the City of Mount Vernon, County of Skagit, together
with all after acquired title of the grantor(s) herein:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

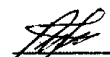
Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 1 Ptn. Lot 2 "Monte Vista Terrace Addition to Skagit County", aka Tract 1, Short Plat No.
MV-1-76.

Dated: April 9, 2021

P67475


Eduardo Castaneda Valencia


Raquel Pedraza

QUIT CLAIM DEED
(continued)State of WASHINGTONCounty of Snohomish

I certify that I know or have satisfactory evidence that

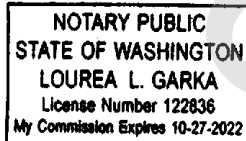
Eduardo Castaneda Valencia Raquel Pedraza
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: April 10, 2021Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Ortington
My appointment expires: 10/27/2022

EXHIBIT "A"

Order No.: 620044338

For APN/Parcel ID(s): P67475 / 3956-000-002-0006

Tract 1 of Short Plat No. MV-1-76, approved January 23, 1976, and recorded February 9, 1976 under Auditor's File No. 829856, being a portion of Lot 2, of "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.

Except mineral rights as reserved in Deed recorded September 25, 1900 in Volume 41 of Deeds, Page 291.

Situate in the County of Skagit, State of Washington.