

Return to After Recording:

Vantage Point Title, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764
Reference Number: W-WA830986

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 2021-5654
Date 12/10/2021

Mail Tax Statements to:

James Heitzman
7963 STATE ROUTE 9 Sedro Woolley, WA 98284

GNW21-13828

QUIT CLAIM DEED

On this 11th day of DECEMBER, 2021, **JAMES HEITZMAN, a married man who acquired title as JAMES LEE HEITZMAN, as his separate estate, herein joined by his spouse, VICKY Q. PEDROSA,** whose post office address is 7963 STATE ROUTE 9, Sedro Woolley, WA 98284, Grantors, convey and QUIT-CLAIM to **JAMES HEITZMAN, a married man,** whose address is 7963 STATE ROUTE 9, Sedro Woolley, WA 98284, Grantee for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

That portion of Government Lot 4, Section 7, Township 35 North, Range 5 East, W.M., lying East of the County Road,

EXCEPT road right of way as conveyed to Skagit County by deed recorded March 10, 1902 in Volume 46 of Deeds, page 323, under Auditor's File No. 39108, records of Skagit County, Washington.

AND EXCEPT those portions deeded to Skagit County by deeds recorded June 2, 1906 and March 29, 1938 in Volume 63 of Deeds, page 249, under Auditor's File No. 57468 and Volume 63 of Deeds, page 251, under Auditor's File No. 57469 and Volume 174 of Deeds, page 309 under Auditor's File No. 300567.

Situate in the County of Skagit, State of Washington.

Commonly known as: 7963 STATE ROUTE 9, Sedro Woolley, WA 98284
Parcel ID #: P38606/350507-0-019-006

This conveyance is made subject to the easements, conditions and restrictions of record insofar as they may lawfully affect the Property.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated: 12/4/2021



JAMES HEITZMAN,
who acquired title as JAMES LEE HEITZMAN

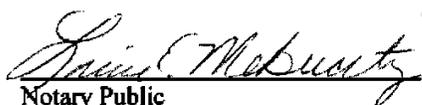


VICKY O. PEDROSA VPH
P. HEITZMAN

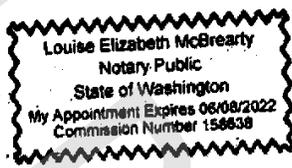
STATE OF Washington }
COUNTY OF Skagit }

I certify that I know or have satisfactory evidence that ^{*HEITZMAN}JAMES HEITZMAN, who acquired title as JAMES LEE HEITZMAN and VICKY O. ~~PEDROSA~~, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated 12/4/2021



Notary Public
Printed Name: Louise E. McBrearty
My Commission Expires: 6-8-2022



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
National Signing Services, Inc.
c/o Nick Power, Attorney at Law
124 W. Freistadt Road, Unit 64
Thiensville, WI 53092