

After recording return to:  
Amrock LLC  
662 Woodward Avenue  
Detroit Michigan 48226

Filed for record at the request of:  
Michael P. Bell, Esq.  
702 King Farm Blvd, Suite 155  
Rockville, MD 20850  
This document was prepared  
without benefit of title  
examination and no legal advice  
was requested or provided.

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20222146  
Date 05/25/2022

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

**QUITCLAIM DEED**  
Under RCW Section 64-04-050  
-6470475

**Abbreviated Legal: LOT 9, LAKE CAVANAUGH PARK, VOLUME 7 OF PLATS, PAGE 63 AND 64,  
Assessor's Property Tax Parcel Account Number: P67031**

**Grantor: Wayne G. Heller, Trustee or duly appointed Successor Trustee of the Wayne G. Heller and Maria A. Heller Trust dated 07/01/2008, and Maria A. Heller, Trustee or duly appointed Successor Trustee of the Wayne G. Heller and Maria A. Heller Trust dated 07/01/2008**

**Grantee: Wayne G. Heller and Maria A. Heller, husband and wife, Joint Tenants with Right of Survivorship**

Property Address:  
35187 Lucky Lane, Mount Vernon, Washington 98274

**THIS DEED**, made and entered into on this the 21<sup>st</sup> day of November, 2020 by and between: **THE GRANTOR(S): Wayne G. Heller, Trustee or duly appointed Successor Trustee of the Wayne G. Heller and Maria A. Heller Trust dated 07/01/2008, and Maria A. Heller, Trustee or duly appointed Successor Trustee of the Wayne G. Heller and Maria A. Heller Trust dated 07/01/2008**, and for and in consideration of respect and affection conveys and quit claims to **THE GRANTEE(S): Wayne G. Heller and Maria A. Heller, husband and wife, Joint Tenants with Right of Survivorship**, the following described real estate, situated in Skagit County, State of Washington, together with all after-acquired title of the grantor(s)

herein:

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:**

**LOT 9, LAKE CAVANAUGH PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 63 AND 64, RECORDS OF THE AUDITOR OF THE COUNTY OF SKAGIT, STATE OF WASHINGTON.**

**IN WITNESS WHEREOF**, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

**(SIGNATURE PAGE(S) TO FOLLOW)**

Wayne G. Heller (SEAL)  
Wayne G. Heller, Trustee

Maria A. Heller (SEAL)  
Maria A. Heller, Trustee

State of Washington )  
County of King )ss.

I certify that I know or have satisfactory evidence that **Wayne G. Heller and Maria A. Heller, Trustees**, is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, and on oath stated that (he/she/they) was/were authorized to execute the instrument and acknowledged it as the free and voluntary act of such party/parties for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 21 day of November, 2020.

[Signature]  
Notary Public

Luiz Maggio  
Print name

King  
Residing in

12-20-2023  
Commission expiration date



EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): P67031, 3940-000-009-0008

Land situated in the City of Mount Vernon in the County of Skagit in the State of WA

LOT 9, LAKE CAVANAUGH PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE  
63

AND 64, RECORDS OF THE AUDITOR OF THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Commonly known as: 35187 Lucky Lane, Mount Vernon, WA 98274

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR  
INFORMATIONAL PURPOSES.