



202210110027

10/11/2022 09:56 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

Return to & Mail tax statements to:
M & A & S LLC
18437 Cardinal Lane,
Mount Vernon, WA 98274

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20224148
Date 10/11/2022

Property Tax ID#: P17943
File #: WC-WA853028
Abbreviated Legal: Ptn SW ¼ NE ¼ Gov. Lot 6 Section 6, Township 33 North, Range 5 East WM (Lot 4 of plat in Vol 1 Pg 11 AFN 809880) Skagit Co. WA

QUIT CLAIM DEED

Exempt from Real Estate Excise Tax per WAC 45P-61A-211(S)

Made this 5 day of October, 2022, by and between ARMANDO V. PEREZ and MARIA L. PEREZ, husband and wife, whose post office address is 18437 Cardinal Lane, Mount Vernon, WA 98274, first parties, Grantors, and M & A & S LLC, whose post office address is 18437 Cardinal Lane, Mount Vernon, WA 98274, second parties, Grantees;

Witnesseth, that said first parties for in consideration of the sum of zero and 00/100 (\$0.00) DOLLARS, and other good and valuable considerations in hand paid by second parties receipt whereof is hereby acknowledged, do hereby convey, remise, release and quitclaim unto the said second parties forever, all the right, title, interest, claim and demand which the said first parties have in and to the following described lot, piece or parcel of land, situate, lying and being in Skagit County, Washington to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

APN/Parcel(s): P17943
Property Address: 18437 Cardinal Lane, Mount Vernon, WA 98274

To have and to hold the same together with all and singular the appurtenances therunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first parties either in law or in equity, to the only proper use, benefit and behalf of the said second parties forever.

IN WITNESS WHEREOF, first parties have hereunto set their hands and seals the day and year first written above.

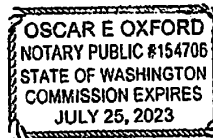
Armando V. Perez
Armando V. Perez

Maria L. Perez
Maria L. Perez

STATE OF WA

COUNTY OF Snohomish

The foregoing instrument was hereby acknowledged before me this 5 day of October, 2022, appeared Armando V. Perez and Maria L. Perez whose names are personally known to me or who have produced DRIVER LICENSE as identification, and who have signed this instrument willingly.



Oscar E. Oxford
Notary Public
My commission expires: 7.25.2023

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 Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Leila L. Hale, Esq.
c/o National Deed Network, Inc
36181 East Lake Road #382
Palm Harbor, FL 34685
Phone: 727-493-3841
Bar# 47247

EXHIBIT A

PARCEL A:

Those portions of the Southwest Quarter of the Northeast Quarter and of Government Lot 6, both in Section 6, Township 33 North, Range 5 East of the Willamette Meridian, also known as Lot 4, of that certain plat filed in Volume 1 of Surveys, page 113, under Auditor's File No. 809880, records of Skagit County, Washington;

EXCEPT that portion thereof lying within the South 20 feet of the Southwest Quarter of the Northeast Quarter of said Section 6 conveyed to Skagit County by deed recorded under Auditor's File No. 304927, records of Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over and across that certain 60 foot road and utility easement as shown on that certain map filed in Volume 1 of Surveys, page 113, under Auditor's File No. 809990, records of Skagit County, Washington.
ALL situated in Skagit County, Washington.

Parcel ID: P17943

Commonly known as: 18437 Cardinal Lane, Mount Vernon, WA 98274