

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

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.

72138862-8276341

Real Estate Excise Tax

Exempt

Skagit County Treasurer

By Lena ThompsonAffidavit No. 20224248Date 10/18/2022**QUITCLAIM DEED**
Under RCW Section 64.04.050**PARCEL ID: P26433****PROPERTY ADDRESS: 334 N Baker St, Mount Vernon, WA 98273****GRANTOR(S): Kenneth Robert Richter II, a married man, joined by his spouse, Christina Vanpelt****GRANTEE(S): Kenneth Robert Richter II and Christina Vanpelt, as Joint Tenants with the Right of Survivorship**

THIS DEED, made and entered into on this the 28 day of APRIL, 2022, by and between: THE GRANTOR(S): Kenneth Robert Richter II, a married man, joined by his spouse, Christina Vanpelt, for and in consideration of respect and affection, conveys and quit claims to THE GRANTEE(S): Kenneth Robert Richter II and Christina Vanpelt, as Joint Tenants with the 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:

THAT PORTION OF GOVERNMENT LOT 11, IN SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 12, OF BEHRENS & MOODY'S ADDITION TO WEST MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 101, OF THE RECORDS OF SKAGIT COUNTY;



DR1 72138862 QC101 02 0104

THENCE NORTH ALONG THE EAST LINE OF BAKER STREET A DISTANCE OF 160 FEET TO TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH ALONG BAKER STREET A DISTANCE OF 80 FEET;

THENCE EAST PARALLEL WITH THE NORTH LINE OF BLOCK 12 TO THE SKAGIT RIVER;

THENCE SOUTHERLY ALONG SAID RIVER TO A POINT EAST OF THE TRUE POINT OF BEGINNING;

THENCE WEST TO THE TRUE POINT OF BEGINNING;

EXCEPT THE RIGHT-OF-WAY FOR DIKING DISTRICT NO.1 CONDEMNED MARCH 16, 1897 IN SKAGIT COUNTY SUPERIOR COURT CASE NO. 3049.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

THIS CONVEYANCE IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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

(SIGNATURES ON THE FOLLOWING PAGE(S))



 (SEAL)
Kenneth Robert Richter II

State of Washington)
)ss.
County of Skagit)

I certify that I know or have satisfactory evidence that **Kenneth Robert Richter II**, is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 28 day of April, 2022.


Notary Public

Kyle Beam
Print name

Skagit
Residing in

9-11-23
Commission expiration date

KYLE BEAM
Notary Public
State of Washington
Commission # 210008
My Comm. Expires Sep 11, 2023

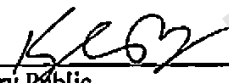



_____(SEAL)
Christina Vanpelt

State of Washington)
)ss.
County of S King)

I certify that I know or have satisfactory evidence that **Christina Vanpelt**, is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 28 day of April, 20 22.



Notary Public

Kyle Beam

Print name

S King

Residing in

9-11-23

Commission expiration date

