

POOR ORIGINAL

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20238246
Date 10/02/2023

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

QUITCLAIM DEED

Prepared by: Joshua Dabling, Esq., Dabling Law Firm, Washington State Bar Number 44792, and Sarah Cordell, Esq., Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

File No: 30434757

Grantor's Loan No. 105349422

ABBREVIATED LEGAL DESCRIPTION: LT 3, SHORT PLAT 07-0226, BEING PTN GOV. LT 1, SEC. 1, T35N, R4E, W.M., SKAGIT COUNTY, WA

A.P.N.: P127393

EXEMPT FROM EXCISE TAX
WAC 458-61A-203(1) between spouses

Sarah Holmstrom married to grantee, ("Grantor"), of **23827 Brightwood Lane, Sedro Woolley, WA 98284**, for and in consideration of \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Andrew Holmstrom**, a married man as his separate estate ("Grantee"), whose tax mailing address is **23827 Brightwood Lane, Sedro Woolley, WA 98284**, with quitclaim covenants, the following described real estate:

LOT 3, SHORT PLAT NO. 07-0226, APPROVED MARCH 3, 2008, RECORDED MARCH 5, 2008, UNDER AUDITOR'S FILE NO. 200803050027, BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN EASEMENT EXCHANGE AGREEMENT RECORDED OCTOBER 6, 2005, UNDER AUDITOR'S FILE NO. 200510060129.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF SAID SHORT PLAT NO. 07-0226.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Property Address is: 23827 Brightwood Lane, Sedro Woolley, WA 98284

Prior deed recorded at Instrument No. 201810240057

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

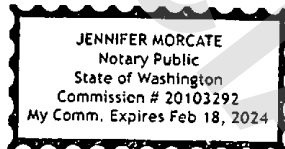
Executed by the undersigned on September 22, 2023:

Sarah Holmstrom
Sarah Holmstrom

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO
HEREBY CERTIFY THAT **Sarah Holmstrom**, personally known to me, or has produced
DANIEL L. WILSON as identification, to be the same person(s) whose names are
subscribed to the foregoing instrument, as having executed the same, appeared before
me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered
the said instrument as (his/her/their) free and voluntary act for the uses and purposes
therein set forth.

Given under my hand and Notarial Seal this 22 day of September, 2023.



Jennifer Morcate
Notary Public
Jennifer Morcate
Comm. exp. 2/18/2024