



202310100034

10/10/2023 01:53 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 8348
OCT 10 2023

Amount Paid \$ 0
Skagit Co. Treasurer
By LT Deputy

Return to: Rae Bodonyi /Accurate Group, LLC
5455 Detroit Rd, STE B
Sheffield Village, Ohio 44054
440.716.1820

After Recording, Send to:
LINDY R. RENO and JOHN EDWARD RENO
12904 SOUTH WILDWOOD LANE, ANACORTES, WA 98221

764776 -08 1st

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: 7764776
Grantor's Loan No. 1016655045

ABBREVIATED LEGAL DESCRIPTION: TRACT 6C, WILDWOOD LANE

EXEMPT FROM EXCISE TAX: WAC 458-61A-203(1) adding spouse to title

A.P.N.: 4209-006-003-0005

LINDY R. RENO F/K/A LINDY R. EVANS, now married, who acquired title as an unmarried woman as her separate property, ("Grantor"), of 12904 SOUTH WILDWOOD LANE, ANACORTES, WA 98221, 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 LINDY R. RENO and JOHN EDWARD RENO, a married couple, as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is 12904 SOUTH WILDWOOD LANE, ANACORTES, WA 98221, with quitclaim covenants, the following described real estate:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON:

LOT 6C, WILDWOOD LANE REPLAT OF LOTS 4, 5, 6 AND 7, OF ASSESSORS PLAT OF HENRY W. MCFADDEN ESTATE, AS PER PLAT RECORDED IN VOLUME IN VOLUME 10 OF PLATS, PAGES 46 AND 47, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

THIS BEING THE SAME PROPERTY CONVEYED TO LINDY R. EVANS, AN UNMARRIED WOMAN AS HER SEPARATE PROPERTY, DATED 05/29/2013 AND RECORDED ON 05/30/2013 IN INSTRUMENT NO. 201305300013, IN THE SKAGIT COUNTY RECORDERS OFFICE.

PARCEL NO. 4209-006-003-0005

Commonly known as: 12904 SOUTH WILDWOOD LANE, ANACORTES, WA 98221

Prior deed recorded at Instrument No. 201305300013

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 8-29, 2023:

Lindy R. RENO FKA Lindy R. Evans
LINDY R. RENO FKA LINDY R. EVANS

STATE OF WA
COUNTY OF Skagit

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **LINDY R. RENO**, personally known to me, or has produced Drivers License, 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 29th day of August, 2023.

Jodie L S
Notary Public

