

POOR ORIGINAL

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238465

Oct 20 2023

Amount Paid \$1689.64

Skagit County Treasurer
By Lena Thompson Deputy

AFTER RECORDING RETURN TO:

Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2907636

QUITCLAIM DEED

EXCISE TAX BASED ON ½ OF THE UNPAID MORTGAGE BALANCE OF \$ 210,578.05 BEING \$105,289.03, THIS IS A GIFT UNDER WAC 458-61A-201(2) AS TO THE REMAINING ½ UNPAID MORTGAGE BALANCE.

THIS DEED made and entered into on this 29th day of September, 2023, by and between **Deanne M. Flom, a single person and James J. Baltus, III, a married man as his separate estate**, residing at 1773 Hillcrest Loop, Mount Vernon, WA 98274, hereinafter referred to as Grantor(s) and **James J. Baltus III, a married man**, 1773 Hillcrest Loop, Mount Vernon, WA 98274, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of *a gift of real property*, conveys and quitclaims to the said Grantee(s) the following described real estate located in Skagit County, State of Washington:

Lot 3, "PLAT OF HILLCREST LANDING", as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

Property Tax ID No.: 6012-000-000-003/P131441

Also known as: 1773 Hillcrest Loop, Mount Vernon, WA 98274

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Dated: 9-29-2023

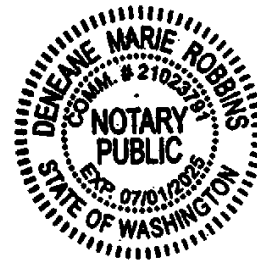
Deanne M. Flom
Deanne M. Flom


STATE OF Washington
COUNTY OF Skagit

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

Dated: September 29, 2022

Deneane Marie Robbins
Notary Public in and for the State of Washington
Print Name: Deneane Marie Robbins
Residing at: 1106 N. 8th St Mount Vernon Wa 98273
My appointment expires: 07/01/2025




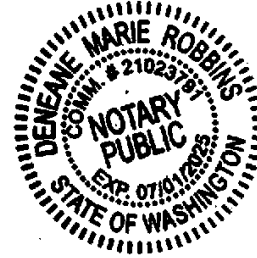

James J. Baltus, III

STATE OF Washington
COUNTY OF Skagit

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

Dated: September 29, 2023


Notary Public in and for the State of Washington
Print Name: Deneane Marie Robbins
Residing at: 1106 N. 8th St Mount Vernon Wa 98273
My appointment expires: 07/01/2025



**Exhibit A
Legal Description**

Lot 3, "PLAT OF HILLCREST LANDING", as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

Tax Account No./Property ID No.: 6012-000-000-0003/P131441

Abbreviated Legal: Lot 3, Hillcrest Landing

Being the same property as conveyed from Highmark Homes LLC< a Washington limited liability company to Deanne M. Flom, a single person and James J. Baltus, III, a married man as his separate estate as set forth in Deed Instrument #201311130090 dated 11/07/2013, recorded 11/13/2013, SKAGIT County, WASHINGTON.

Parcel ID: 6012-000-000-0003/P131441