



202310270059

10/27/2023 02:21 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

AFTER RECORDING, RETURN TO:  
Priscilla Carey-Cordoba  
Jay Carey Law Office  
PO Box 190  
Arlington, WA 98223

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20238569  
OCT 27 2023

Amount Paid \$0  
Skagit Co. Treasurer  
By *KO* Deputy

**NON-MERGER QUITCLAIM DEED  
(IN LIEU OF FORECLOSURE)**

Elva Alicia Felix and Tanisha Aimee Almejo, as GRANTORS, hereby release and quitclaim to Modesto Tenorio Perea and Francisca A. Garcia Rodriguez, a married couple, as GRANTEES, the following described real property in Skagit County, Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel Number(s): P73781/4114-043-014-0009 & P73782/4114-043-016-0007 & P73783/4114-043-018-0005 \*to the Town of Hamilton

*Lts 11-14, Blk 43 Hamilton Townsite Company 3<sup>rd</sup> Add. Hamilton*  
together with all tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

In giving and accepting this deed, the parties do not intend to effect a merger of the interest hereby conveyed with any other interest presently held or hereafter acquired by Grantees or any affiliate of Grantee, including without limitation that certain Deed of Trust given by Grantors to Grantees as beneficiaries, which was recorded on June 17, 2020 as auditor's file No. 202006170138 of Skagit County, Washington. Rather, the parties intend that the fee shall hereafter remain separate and distinct from any liens. Moreover, this deed is intended to effect a discharge of the debt the Deed of Trust secured.

This conveyance is absolute in effect and is not intended to operate as a mortgage, trust deed or security of any kind. Grantors intend hereby to convey any after acquired title or interest in the described property and to estop their heirs, successors, legal representatives and assigns from contesting Grantors' interest in the property.

(Continued NON-MERGER QUITCLAIM DEED)  
(IN LIEU OF FORECLOSURE)

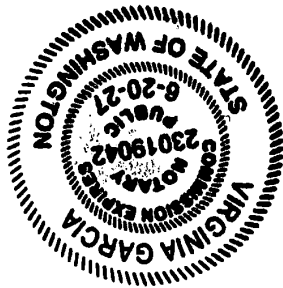
The true consideration for this conveyance, stated in terms of dollars, is none. The actual consideration consists of other value given in an overall settlement agreement of which this deed is part.

Duly executed August 8, 2023.

Tanisha Aimee Almejo

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SNOHOMISH )

SIGNED AND SWORN to before me on the 8<sup>th</sup> day of August, 2023 by Tanisha Aimee Almejo and acknowledged the foregoing instrument to be her voluntary act and deed.



NOTARY PUBLIC in and for the State of Washington,  
Residing at: Snohomish, WA  
My commission expires: 6-20-2027  
Printed Name: Virginia Garcia



**EXHIBIT A**

**LEGAL DESCRIPTION**

Property Address: 217 South Street, Hamilton. WA 98255

Tax Parcel Number(s): P73781/4114-043-014-0009 & P73782/4114-043-016-0007 & P73783/4114-043-018-0005

Property Description

PARCEL A:

Lots 11 through 14, inclusive, Block 43 Hamilton Townsite Company's Third Addition to the Town of Hamilton, Skagit County, Washington, according to the plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.  
Situates in Skagit County, Washington.

PARCEL B:

Lots 9, 10, 15 and Lot 16 less the West 15 feet, Block 43, Hamilton Townsite Company's Third Addition to the Town of Hamilton, Skagit County, Washington, according to the plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.  
Situates in Skagit County, Washington.

PARCEL C:

Lots 7, 8, the West 15 feet of Lot 16, Lot 17, and the East 10 feet of Lot 18, Block 43, Hamilton Townsite Company's Third Addition to the Town of Hamilton, Skagit County, Washington, according to the plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.

Situates in Skagit County, Washington.