

202405240042

05/24/2024 09:28 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240710
May 24 2024
Amount Paid \$1991.10
Skagit County Treasurer
By BELEN MARTINEZ Deputy

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: 2001267921
Grantor's Loan No. 105471312

ABBREVIATED LEGAL DESCRIPTION: SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, PTN.
NESE, COUNTY OF SKAGIT, WA

EXEMPT FROM EXCISE TAX AS TO EQUITY: WAC 458-61A-201(A)(2) gift deed

A.P.N.: P27809

Charles Christopher Henderson, unmarried, ("Grantor"), of **16682 State Route 9, Mount Vernon, WA 98274**, for and in consideration of \$1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Charles Christopher Henderson**, unmarried, and **Derrick E Mortel**, unmarried, as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is **16682 State Route 9, Mount Vernon, WA 98274**, with quitclaim covenants, the following described real estate in the County of Skagit and State of Washington:

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 400 FEET;
THENCE EAST TO THE COUNTY ROAD;
THENCE SOUTHERLY ALONG SAID ROAD TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4;**

THENCE WEST TO THE PLACE OF BEGINNING;
EXCEPT THE FOLLOWING DESCRIBED TRACT;
BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SAID SECTION 25;
THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION 65.6 FEET;
THENCE NORTH 66 DEGREES 04' EAST 305.25 FEET TO THE WEST RIGHT OF WAY LINE
OF THE COUNTY ROAD;
THENCE SOUTH 25 DEGREES 17' EAST ALONG THE WEST RIGHT OF WAY LINE OF THE
COUNTY ROAD 206 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE
SOUTHWEST 1/4;
THENCE SOUTH 89 DEGREES 27' WEST 367.93 FEET TO THE PLACE OF BEGINNING;
AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT;
BEGINNING AT A POINT ON THE WEST LINE OF SAID SUBDIVISION 239 FEET NORTH OF
THE SOUTHWEST CORNER THEREOF THENCE NORTH 161 FEET;
THENCE EAST TO THE RIGHT OF WAY LINE OF THE NORTHERN PACIFIC RAILWAY;
THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY 80 FEET;
THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING, EXCEPT COUNTY ROAD
RIGHT OF WAY.

A.P.N.: P27809

Property Address is: 16682 State Route 9, Mount Vernon, WA 98274

Prior deed recorded at Instrument No. 202212160107

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 5/15, 2024:

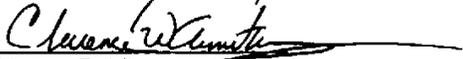


Charles Christopher Henderson

STATE OF WA
COUNTY OF Sikagit

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Charles Christopher Henderson**, personally known to me, or has produced Valid 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 15 day of May, 2024.


Notary Public

