

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20242668  
Date 10/23/2024

After Recording, Send to:  
Allegiant Reverse Services  
905 Highland Point Drive, Suite 150  
Roseville, CA 95678

### 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: ARS-103094-1 2 of 4  
Grantor's Loan No. 10332003

ABBREVIATED LEGAL DESCRIPTION: Lot 10, "RE-PLAT OF PETER'S FIRST ADD.,  
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOL 15 OF PLATS, PAGES 23 AND  
2

#### EXEMPT FROM EXCISE TAX

WAC 458-61A-203(2) conveyance in fulfillment of settlement agreement incident to divorce

A.P.N.: 4574-000-010-0009 / 100324 property ID

**Michael G. Moffitt**, unmarried, and **Denise L. Moffitt**, unmarried, ("Grantor"), a formerly married couple who are now divorced pursuant to the Final Divorce Order filed in the Superior Court of Washington, County of Skagit, Case No 24-3-00149-29, of 4005 Peters 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 **Michael G. Moffitt**, unmarried, ("Grantee"), whose tax mailing address is 4005 Peters Lane, Anacortes, WA 98221, with quitclaim covenants, the following described real estate in the County of Skagit and State of Washington:

**Lot 10, "RE-PLAT OF PETERS' FIRST ADDITION", as per plat recorded in Volume 15 of Plats, pages 23 and 24, records of Skagit County, Washington.**  
**Situate in the County of Skagit, State of Washington.**

**Property Address is: 4005 Peters Lane, Anacortes, WA 98221**

Prior deed recorded at Instrument No. \_\_\_\_\_

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 9/9, 2024:

Michael G. Moffitt  
Michael G. Moffitt

\* SIGNED IN COUNTERPART

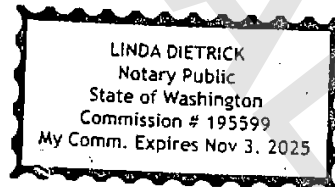
Denise L. Moffitt  
Denise L. Moffitt

STATE OF WA  
COUNTY OF Skegitt

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Michael G. Moffitt** and ~~Denise L. Moffitt~~<sup>or</sup>, 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 9 day of Sept, 2024.

Krish Dutta  
Notary Public



Executed by the undersigned on 22nd August, 2024:

**SIGNED IN  
COUNTERPART**

Michael G. Moffitt

Denise L. Moffitt  
Denise L. Moffitt

STATE OF Georgia  
COUNTY OF Carroll

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT ~~Michael G. Moffitt~~ and ~~Denise L. Moffitt~~, 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 22nd day of August, 2024

Aresia Augustine  
Notary Public

