

Return Address:
Bradley Quinton
117 North 39th Place
Mount Vernon WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20242843
Date 11/06/2024

Document Title(s)
SPECIAL/LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s)
Pacific Properties LLC, A Washington Limited Liability Company
Grantee(s)
Bradley Quinton, a married man as his <i>separate estate</i>
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)
LOT 61, HILLTOP HAVEN Vol 12, pgs 47-49 <i>Skagit County WA</i>
Assessor's Property Tax Parcel/Account Number
P81337
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

SPECIAL/LIMITED WARRANTY DEED

This instrument prepared by:
Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road,
Suite 550, Cincinnati, Ohio 45209.

After Recording Return To:
Bradley Quinton
117 North 39th Place
Mount Vernon WA 98273

Commitment Number: 191183375

**ASSESSOR PARCEL IDENTIFICATION NUMBER:
P81337.**

PACIFIC PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, whose mailing address is **115 NORTH 39TH PLACE, Mount Vernon, WA 98273,** hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, **GRANTS and CONVEYS** with covenants of special warranty to **BRADLEY QUINTON, a married man as his separate estate** hereinafter grantee, whose tax mailing address is **117 NORTH 39TH PLACE, Mount Vernon, WA 98273,** the following real property:

LEGAL DESCRIPTION:

**ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 61, "HILLTOP HAVEN", AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 47, 48 AND 49, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHWESTERLY 40 FEET OF LOT 48 AND AS SHOWN ON THE FACE OF SAID PLAT. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: LOT 61, HILLTOP HAVEN. TAX PARCEL NUMBER(S): P81337
ASSESSOR'S PARCEL NUMBER: P81337,P81337**

Property Address is: 115 NORTH 39TH PLACE, Mount Vernon, WA 98273.

Prior instrument reference: _____

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; 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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on 10/23, 2024:

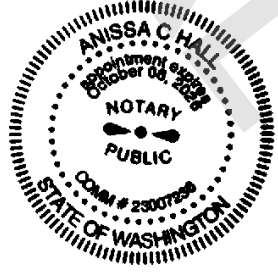
PACIFIC PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY

By: Brad Quinton
Name: Brad Quinton
Its: manager

STATE OF wa
COUNTY OF skagit

The foregoing instrument was acknowledged before me on 10-23, 2024 by Brad Quinton its manages on behalf of **PACIFIC PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY** who is personally known to me or has produced WA DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Anissa C Hall
Notary Public



UNNOTARIZED DOCUMENT