

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. 20242867
Date 11/08/2024

Document Title(s) QUITCLAIM DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) Miranda F Quinton , married to grantee
Grantee(s) Bradley Quinton, a married man as his as his separate estate
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 61, HILLTOP HAVEN , Vol 12 , Pgs 47-49 Skagit county WA
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.

QUITCLAIM 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

Seller's Loan Number:

EXEMPT FROM TRANSFER TAX

WAC 458-61A-203(1) to separate a community property interest

ASSESSOR PARCEL IDENTIFICATION NUMBER:

P81337

MIRANDA F. QUINTON, married to grantee, whose mailing address is **117 NORTH 39TH PLACE, MOUNT VERNON, WA 98273**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, conveys and quitclaims 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**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

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.

Property Address is: 115 NORTH 39TH PLACE, MOUNT VERNON, WA 98273.

Prior instrument reference: _____

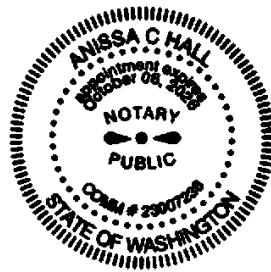
Together with all the after acquired title of the grantor herein.

Executed by the undersigned on Oct 23, 2024:

Miranda F. Quinton
MIRANDA F. QUINTON

STATE OF wa
COUNTY OF Skagit

The foregoing instrument was acknowledged before me on 10-23, 2024 by MIRANDA F. QUINTON 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