

**AFTER RECORDING RETURN TO:**

Hollingshead Title & Escrow  
Kim Hollingshead, Esq.  
1720 West End Avenue, Suite 403  
Nashville, TN 37203

Real Estate Excise Tax  
Exempt

Skagit County Treasurer

By Lena Thompson

Affidavit No. 20243161

Date 12/04/2024

**THIS INSTRUMENT PREPARED BY**

Hollingshead Title & Escrow  
Kim Hollingshead, Esq.  
1720 West End Avenue, Suite 403  
Nashville, TN 37203  
File No.: 421024

**FILE FOR AND AT THE REQUEST OF:**

Anitra Burtness  
Richard Burtness  
1620 34<sup>th</sup> Street  
Anacortes, WA 98221  
W-WA 944970

## QUITCLAIM DEED

THIS QUITCLAIM DEED, made as of the 27 day of November, 2024, and between **Richard J. Burtness and Anitra K. Burtness, Trustees of The Burtness Family Trust dated November 28, 2022**, whose address is 1620 34th Street, Anacortes, WA 98221, as "GRANTOR", and **Anitra Burtness and Richard Burtness, wife and husband**, whose address is 1620 34th Street, Anacortes, WA 98221, as "GRANTEE".

(Wherever used herein, the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH:**

The Grantor, for and in consideration of the sum of **Zero Dollars and No Cents (\$0.00)**, the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby quitclaim unto the Grantee, its successors and assigns, the following described premises located in the County of Skagit, State of Washington, and as more particularly described as follows, the hereto ("Premises") together with all of Grantor's right, title and interest in and to the following:

Lot 4 of Anacortes Short Plat No. ANA-95-006 as approved August 19, 1996, and recorded August 20, 1996, in Volume 12 of Short Plats, pages 132 and 133, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian.

TOGETHER with the North 15 feet of Lot A of Anacortes Short Plat named "Burtness Short Plat SPL-2016-1002", recorded September 8, 2016, under Auditor's File No. 201609080060, records of Skagit County, Washington; being a portion of Lot 1 of Short Plat AN-91-001, which is a portion of Tract A of Short Plat AN-86-001, in the Southwest Quarter of the Northeast Quarter of Section 25, Township 35 North, Range 1, East of the Willamette Meridian.

Commonly known as 1620 34th Street, Anacortes, WA 98221

Parcel No. P109544/350125-1-065-0700

TO HAVE AND TO HOLD the Premises, with its appurtenances unto the said Grantee, its successors and assigns forever. Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to convey same.

GRANTEE, BY THE ACCEPTANCE OF THIS DEED, ACKNOWLEDGES THAT THE CONVEYANCE OF THE PREMISES IS SPECIFICALLY MADE "AS IS" AND "WHERE IS", WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, WARRANTIES OF TITLE, IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY OR ANY OTHER WARRANTIES WHATSOEVER CONTAINED IN OR CREATED BY IND. CODE ANN. § 32-21-1-13 OR OTHERWISE.

IN WITNESS WHEREOF, the Grantor has executed this Deed on November 27, 2024.

Anitra K. Burtness  
Anitra K. Burtness, Trustee

Richard J. Burtness  
Richard J. Burtness, Trustee

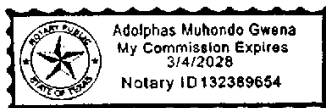
#### ACKNOWLEDGMENT

State of Texas

County of Collin

Before me, the undersigned, of the state and county aforesaid, personally appeared ANITRA K. BURTNESSE AND RICHARD J. BURTNESSE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the TRUSTEES of THE BURTNESSE FAMILY TRUST DATED NOVEMBER 28, 2022, and is authorized to execute the foregoing instrument for the purposes therein contained, by signing as TRUSTEES.

Witness my hand and official seal at office the 27<sup>th</sup> day of November, 2024,



Adolphus M. Gwena  
Notary Public

Printed Notary Name: ADOLPHUS M. GWENA

My Commission Expires: 03/04/2028