

AFTER RECORDING MAIL TO:

BRANCE C. PRICE
ASHLEY M. PRICE
1306 DAKOTA AVENUE
ANACORTES, WA 98221

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By BELEN MARTINEZ
Affidavit No. 20243372
Date 12/20/2024

QUITCLAIM DEED

Grantor(s): BRANCE C. PRICE
ASHLEY M. PRICE

Grantee(s): BRANCE C. PRICE
ASHLEY M. PRICE

Abbreviated Legal: LOTS 1, 2 AND THE EAST 1/2, BLOCK 404, NORTHERN PACIFIC ADDITION TO ANACORTES

Additional legal(s) on page: EXHIBIT A

Assessor's Tax Parcel Number(s): P58387

THE GRANTOR, BRANCE C. PRICE and ASHLEY M. PRICE, husband and wife (herein, "Grantor"), whose address is 1306 Dakota Avenue, Anacortes, WA 98221, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and quitclaims to BRANCE C. PRICE and ASHLEY M. PRICE, husband and wife, as community property with right of survivorship (herein, "Grantee"), whose address is 1306 Dakota Avenue, Anacortes, WA 98221, all of Grantor's interest in and to the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1306 Dakota Avenue, Anacortes, WA 98221

Subject to easements, reservations, restrictions, covenants and conditions of record, if any.

Said property being the same property conveyed to Grantor and as described in instrument recorded on September 6, 2024, as Recording Number 202409060023.

Dated this December 14, 2024

GRANTOR:

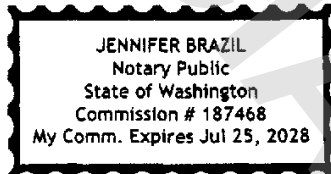
B
Brance C. Price

STATE OF Washington
COUNTY OF Skagit

On this day personally appeared before me Brance C. Price, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged signing the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: 12-14-2024

[AFFIX NOTARY SEAL]



Jennifer Brazil
Print name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Mount Vernon
My commission expires: 7-25-2028

GRANTOR:

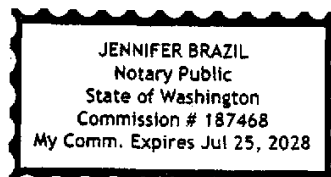
Ashley M. Price
Ashley M. Price

STATE OF Washington
COUNTY OF Skagit

On this day personally appeared before me Ashley M. Price, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged signing the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: 12-14-2024

[AFFIX NOTARY SEAL]



Jennifer Brazil
Print name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Mount Vernon
My commission expires: 7-25-2028

EXHIBIT A

[Legal Description]

All of Lots 1, 2 and the East Half of Lot 3, Block 404, NORTHERN PACIFIC ADDITION THE THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

Situated in Skagit County, Washington

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.