

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20250022
Date 01/06/2025

QUITCLAIM DEED

GRANTOR: **WARREN WALZ,**
as Successor Trustee of the **MELVIN A. FITZGERALD**
TESTAMENTARY TRUST u/w/d 02/11/1993

GRANTEE: **VESTA A. FITZGERALD,**
a widow

Legal Description: Exhibit "A"

Abbreviated Form: Lot 4, Block 29, HIGHLAND ADDITION TO MOUNT
VERNON

Assessor's Tax Parcel No.: 3729-029-004-0009 / P53109

THE GRANTOR, **WARREN WALZ**, as Successor Trustee of the **MELVIN A. FITZGERALD TESTAMENTARY TRUST**, for and in consideration of clearing title to remove any presumptive interest, and for no monetary consideration or assumption of debt, conveys and quitclaims to the GRANTEE, **VESTA A. FITZGERALD**, a widow, all of Grantor's right, title and interest in and to the following described real property, situated in the County of Skagit, State of Washington, to wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

SUBJECT TO: Easements, covenants, restrictions and reservations of record.

Situated in Skagit County, Washington.

DATED: JANUARY 3rd, 2025.

**MELVIN A. FITZGERALD
TESTAMENTARY TRUST u/w/d 02/11/1993**

Warren Walz
By: Warren Walz
Its: Successor Trustee

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **WARREN WALZ** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Successor Trustee of the **MELVIN A. FITZGERALD TESTAMENTARY TRUST u/w/d 02/11/1993**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3rd day of January, 2025.



Craig Cammock
Printed Name **CRAIG CAMMOCK**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-1-2026

Exhibit "A"
Legal Description

Lot 4, Block 29, HIGHLAND ADDITION TO MOUNT VERNON, as per plat recorded in Volume 1 of Plats, page 10, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.

Situated in Skagit County, Washington.

EXHIBIT "A"