

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20250301  
Date 02/05/2025

Order # 214126-LT

Recordation Requested By/Return to:  
ORANGE COAST LENDER SERVICES  
1000 COMMERCE DR. SUITE 520  
PITTSBURGH, PA 15275  
File No. 822676

Send Tax Notices to:  
LARRY ALAN NICHOLSON AND NOEL NICHOLSON  
909 S 20TH STREET  
MOUNT VERNON, WA 98274

**QUITCLAIM DEED** 25 CW

THIS DEED, executed this 17th day of January, 2025, THE GRANTOR(S)

**LARRY ALAN NICHOLSON, SOLE HEIR OF LARRY ALBERT NICHOLSON, ALSO SHOWN  
OF RECORD AS LARRY A. NICHOLSON, DECEASED, MARRIED, HEREIN JOINED BY  
SPOUSE, NOEL NICHOLSON,**

for and in consideration of **\$0.00**

in hand paid, conveys, and quit claims to **LARRY ALAN NICHOLSON AND NOEL NICHOLSON,  
HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT  
AS TENANTS IN COMMON** the following real estate, situated in the County of SKAGIT, State of  
Washington:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Tax Parcel Number: P54762

Property Address: 909 S 20TH STREET, MOUNT VERNON, WA 98274

Abbreviated Legal Description (required if full legal not inserted above):

Lot 14, Blk 3, Albert Balch's Wedgwood Addn. to Mount Vernon

This instrument was prepared without the benefit of a title examination.

Dated: 1/17/2025

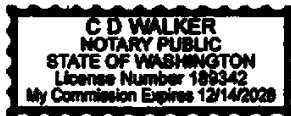
Larry Alan Nick  
**LARRY ALAN NICHOLSON, SOLE HEIR**

STATE OF WASHINGTON )  
 )  
 COUNTY OF SKagit ) SS.

I certify that I know or have satisfactory evidence that **LARRY ALAN NICHOLSON, SOLE HEIR** is/are the person(s) who appeared before me and said person(s) acknowledged that s/he/they signed this instrument and acknowledge it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 1.17.25

(Seal)




C D Walker  
 Notary name printed or typed: C.D. Walker  
 Notary Public in and for the State of Washington  
 Residing at Sedro Woolley, WA 98284  
 My Appointment Expires: 12.14.28

**This Instrument Prepared By:**  
**BRENT DILLE** WA Bar No. 25137  
 a/b/o BC LAW FIRM, P.A.  
 2010 CATON WAY SW 101  
 OLYMPIA, WA 98502

THE GRANTEES BY SIGNING THE ACCEPTANCE BELOW, EVIDENCE THEIR INTENTION TO ACQUIRE SAID PREMISES AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON. ACCEPTED AND APPROVED.



LARRY ALAN NICHOLSON



NOEL NICHOLSON

**Exhibit "A"**  
**Legal Description**

**The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:**

**Lot 14, Block 3, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WN.," as per plat recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.**

**Situate in the City of Mount Vernon, County of Skagit, State of Washington.**

**Being the same property conveyed to Larry A. Nicholson by Judith A. Reed, deceased by Larry A. Nicholson, Domestic Partner in deed dated 4/13/2018 recorded 4/23/2018 in Inst# 201804230080 in the County of Skagit and State of Washington.**

**More commonly known as: 909 S 20th Street, Mount Vernon, WA 98274**

**Parcel Id: P54762**