



202504240041

04/24/2025 11:43 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

After recording return document to:
KLEPS.LAW OFFICE
114 W. Magnolia St., Ste. 400
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 1220
APR 24 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

DOCUMENT TITLE: QUIT CLAIM DEED

REFERENCE NUMBER OF RELATED DOCUMENT: N/A

GRANTOR(S): JEANINE BALLENGER, a single individual.

GRANTEE(S): JEREMY BALLENGER, as his separate property.

ABBR. LEGAL DESC.: LOTS 11, 12 AND 13, BLOCK 30, BEALE'S MAPLE GROVE
ADDITION TO THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLUME
2 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ASSESSORS TAX PAR. NUMBER(S): 56755/3775-030-013-0009

QUIT CLAIM DEED

I hereby revoke any prior Transfer on Death Deed I have signed and recorded for the property described in this deed. Subject to the below retained life estate, THE GRANTOR, JEANINE BALLENGER, who acquired title as a single individual, for and in consideration of love and affection, hereby conveys and quit claims to JEREMY BALLENGER, as his separate property, the GRANTEE, with a Life Estate reserved, any and all interest she may have in the following described real estate, situated in the County of Whatcom, State of Washington:

Lots 11, 12, and 13, Block 30, "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Commonly known as 420 36th Street Anacortes, WA 98221

LIFE ESTATE: Reserving to the Grantor, JEANINE BALLENGER, however, a life estate in the above said premises during the remainder of her lifetime, during which time the said Grantor shall have the exclusive right to occupy the premises, to lease, let or license the same, and she shall be entitled to all rents, fees or profits generated from said life estate, but without the right to partition. During said Grantor's lifetime, she shall bear the cost of all expenses relating to the premises.

QUIT CLAIM DEED

Page 1 of 2

DATED January 22, 2025.

GRANTOR

Jeanine Ballenger
JEANINE BALLENGER

STATE OF WASHINGTON)
) ss
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that JEANINE BALLENGER signed this instrument and on oath stated that she is authorized to execute the instrument and acknowledged it as the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 22, 2025.

Michael T. Kleps
NOTARY PUBLIC in and for the State of
Washington. My Commission expires: 3/1/25

MICHAEL T. KLEPS
Notary Public
State of Washington
License Number 141045
My Commission Expires
March 01, 2025