

AFTER RECORDING RETURN TO:

Vylla Title, LLC
6200 Tennyson Pkwy, Suite 110
Plano, TX 75024 File
No. 101-10716703

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252158
Jul 10 2025
Amount Paid \$1333.20
Skagit County Treasurer
By Lena Thompson Deputy

PID/APN: P102224
This document prepared by:
LaShay Jones, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

QUITCLAIM DEED

(Taxing Deed on 1/2 of the unpaid principal balance of Deed of Trust on Record currently to remove in-laws from Title)

THIS DEED made and entered into on this 03 day of JUNE, 2025, by and between **Oleksandr Petruk, and Vasily Fedoruk and Natalya Fedoruk, husband and wife, as joint tenants with right of survivorship**, residing at 22965 Buchanan Street, Mount Vernon, WA 98273, hereinafter referred to as Grantor(s) and **Oleksandr Petruk, married**, residing at 22965 Buchanan Street, Mount Vernon, WA 98273, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration is half of the unpaid current Deed of Trust on record loan amount in the amount of **\$78,932.00**, conveys and quitclaims to the said Grantee(s) the following described real estate located in Skagit County, State of Washington:
Lot 71, "PARTINGTON PLACE DIVISION 3", as per plat recorded in Volume 15 of Plats, pages 56 and 57, records of Skagit County, Washington.

Property Tax ID No.: P102224

Also known as: 906 South 28th Street, Mount Vernon, WA 98274

Subject to: covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Dated: 06/03/2025

Oleksandr Petruk
Oleksandr Petruk

STATE OF Washington
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **Oleksandr Petruk** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 06/03/2025



Notary Public in and for the State of Washington
Print Name: Jennie L. Andrews
Residing at: Cananda Island, WA
My appointment expires: 03/08/2028



Dated: 06.03.2025

Vasiliy Fedoruk
Vasiliy Fedoruk

Natalya Fedoruk
Natalya Fedoruk

STATE OF Washington
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **Vasiliy Fedoruk and Natalya Fedoruk** (is~~are~~) the person(s) who appeared before me, and said person(s) acknowledged that (he/she~~they~~) signed this instrument and acknowledged it to be (his/her~~their~~) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 06/03/2025

Jennie L. Andrews

Notary Public in and for the State of Washington
Print Name: Jennie L. Andrews
Residing at: Camano Island, WA
My appointment expires: 03/08/2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

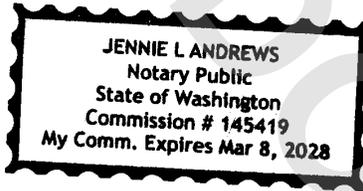


EXHIBIT "A"

Lot 71, "PARTINGTON PLACE DIVISION 3", as per plat recorded in Volume 15 of Plats, pages 56 and 57, records of Skagit County, Washington.

UNOFFICIAL DOCUMENT