

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20260217
Date 01/27/2026

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

QUITCLAIM DEED

Prepared by: Joshua Dabling, Esq., Dabling Law Firm, Washington State Bar Number 44792,
Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

File No: 2004928135-1
Grantor's Loan No. 2492001038

ABBREVIATED LEGAL DESCRIPTION: LTS 11 AND 12, BLCK 106, TOWN OF SEDRO, VOL
1 OF PLATS, PG 18, CO SKAGIT, WA

EXEMPT FROM EXCISE TAX: WAC 458-61A-202(6)(h) community property interest of the
decedent transferred to a surviving spouse

A.P.N.: P76239 / 4152-106-014-0007

Jessica Forsyth, unmarried, surviving spouse of John Forsyth, deceased, ("Grantor"), for and in
consideration of \$0.00 (Zero Dollars and Zero Cents), conveys and quitclaims to
Jessica Forsyth, unmarried, ("Grantee"), whose tax mailing address is 1825 8th St.,
Sedro Woolley, WA 98284, the following described real estate in the County of Skagit, State of
Washington:

**LOTS 11 AND 12, BLOCK 106, TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 1 OF PLATS, PAGE 18, SKAGIT COUNTY, WASHINGTON.**

Property Address is: 1825 8th St., Sedro Woolley, WA 98284

Prior deed recorded at Instrument No. 202408290042

Title to the property hereinabove described is subject to the following: a) real estate
taxes and assessments not yet due and payable; b) zoning laws and ordinances; c)
covenants, conditions, restrictions of record and easements for the use of public utilities; d)
legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 12-22, 2025.

Jessica Forsyth
Jessica Forsyth

STATE OF WASHINGTON
COUNTY OF SKEGIT

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Jessica Forsyth**, personally known to me, or has produced DRIVERS LICENSE, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22nd day of Dec., 2025.

Jennifer Morcate
Notary Public
Commission expires 02/18/2028

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

