Return Address:

201605240013

Real Advantage, LLC 1000 Commerce Dr., 5th Floor Pittsburgh, PA 15275 Skagit County Auditor 5/24/2016 Page

\$77.00

5 11:26AM

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04) Document Title(s) (or transactions contained therein): (all areas applicable to your document <u>must</u> be filled in) OUITCLAIM DEED Reference Number(s) of Documents assigned or released: Land Title and Escrow Additional reference #'s on page of document Grantor(s) Exactly as name(s) appear on document 1. VICTOR M MARQUEZ Additional names on page of document. Grantee(s) Exactly as name(s) appear on document VICTOR M MARQUEZ GABRIELLA V MARQUEZ Additional names on page of document. Legal description (abbreviated: i.e. lot, block, plat or section, township, range) Lot 58, "ROSEWOOD P.U.D. PHASE 1, Additional legal is on page _5 of document. Assessor's Property Tax Parcel/Account Number Assessor Tax # not yet assigned 4745-000-058-0000 116495 The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein. "I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.48.016 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request." Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

After Recording, Return To:

Real Advantage, LLC 1000 Commerce Dr., 5th Floor Pittsburgh, PA 15275

467710

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 22/6 2050

MAY 24 2016

Amount Paid \$
Skagit Co. Treasurer
By Mam Deputy

QUITCLAIM DEED

This instrument prepared by:

Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209.

ASSESSOR PARCEL IDENTIFICATION NUMBER: 4745-000-058-0000

ABBREVIATED LEGAL Lot 58, Rosewood P.U.D. Phase 1

VICTOR M. MARQUEZ, as his separate property hereinafter grantor, whose tax-mailing address is 2825 ARBOR STREET, MOUNT VERNON, WA. 98273, for \$1.00 (One Dollar and Zero Cents) in consideration paid, conveys and quitclaims to VICTOR M. MARQUEZ and GABRIELLA V. MARQUEZ, HUSBAND AND WIFE hereinafter grantees, whose tax mailing address is 2825 ARBOR STREET, MOUNT VERNON, WA. 98273, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; 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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: 200207150200 recorded on 06/15/2002

May - 60	
Executed by the undersigned on MAY-09, 2016:	
VICTOR MI MARQUEZ	
STATE OF LOVE	
COUNTY OF State Studies	
The foregoing instrument was acknowledged before me on 5/9, 2016 by VICTOR M. MARQUEZ who is personally known to me or has produced Develue as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.	
Lawla Llaurha Notary Public	
LOUREA L. GARKA	
STATE OF WASHINGTON NOTARY PUBLIC	
My Commission Expires 10-27-2018	
	ħ,

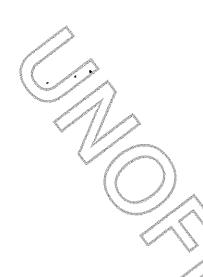


EXHIBIT A (LEGAL DESCRIPTION)

Schedule "A-1" 154978-8 DESCRIPTION: Lot 58, "ROSEWOOD P.U.D. PHASE 1," as per plat recorded on February 14, 2000, under Auditor's File No. 200002140086, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PROPERTY ADDRESS

