

**Return Address:**

Real Advantage, LLC  
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201605240013

Skagit County Auditor \$77.00  
5/24/2016 Page 1 of 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 must be filled in)

1. QUITCLAIM DEED 2. \_\_\_\_\_  
3. \_\_\_\_\_ 4. \_\_\_\_\_

**Reference Number(s) of Documents assigned or released:**

Additional reference #'s on page \_\_\_\_\_ of document

*Land Title and Escrow*

**Grantor(s)** Exactly as name(s) appear on document

1. VICTOR M MARQUEZ #154978-S  
2. \_\_\_\_\_ S

Additional names on page \_\_\_\_\_ of document.

**Grantee(s)** Exactly as name(s) appear on document

1. VICTOR M MARQUEZ  
2. 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**

assigned 4745-000-058-0000

Assessor Tax # not yet

P 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 36.18.010 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."

*CM* 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., 5<sup>th</sup> Floor  
Pittsburgh, PA 15275

467710

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 2050  
MAY 24 2016

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *mm* 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

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**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**

Executed by the undersigned on MAY-09, 2016:

[Signature]  
VICTOR M. MARQUEZ

STATE OF WA  
COUNTY OF Stu Skagit

The foregoing instrument was acknowledged before me on 5/9, 2016 by **VICTOR M. MARQUEZ** who is personally known to me or has produced Driver License 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.

[Signature]  
Notary Public

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

UNOFFICIAL DOCUMENT

**EXHIBIT A  
(LEGAL DESCRIPTION)**

**Schedule "A-1" 154978-S 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**