



202105130103

05/13/2021 12:33 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

Angela Finlan
23871 Nookachamp Hills Dr.
Mount Vernon, Washington 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20212130

MAY 13 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By *ST* Deputy

QUITCLAIM DEED

(Revised Code of Washington § 64.04.050)

Should the Grantor, Matthew Thomas Halliday, a divorced and currently unmarried man, whose address is 23871 Nookachamp Hills Drive, Mount Vernon, Washington 98274 (the "Grantor"), pre-decease the Grantee, Angela Marie Finlan, a divorced and currently unmarried woman, whose address is 23871 Nookachamp Hills Drive, Mount Vernon, Washington 98274, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, effective upon Grantor's death, the Grantor hereby conveys and quitclaims unto the Grantee, a life estate interest, measured by the term of Grantee's natural life, in all of Grantor's right, title, interest, and claim in or interest in the real property located in Skagit County, Washington, described as follows (the "Property"):

LOT 117, Nookachamp Hills, P.U.D. PHASE IIB; (0.4100 ac) LOT 117, PLAT OF NOOKACHAMP HILLS PUD PHASE IIB, RECORDED ON AUGUST 23, 2005 UNDER AUDITOR'S FILE NO. 200508230082, RECORDS OF SKAGIT COUNTY, WASHINGTON.

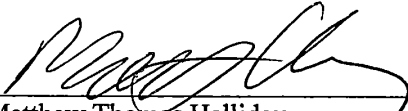
Property Tax Parcel or Account Number: P123210

Property Address: 23871 Nookachamp Hills Dr., Mount Vernon, WA 98274

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Grantee for the term of the life estate.

By signing this Quitclaim Deed, effective upon Grantor's death, Grantor quitclaims a life estate in whatever interest Grantor may have in the Property to the above-described Grantee.

Signed by the Grantor, Matthew Thomas Halliday, on May 13, 2021.

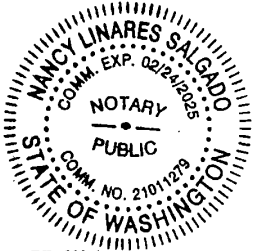

Matthew Thomas Halliday

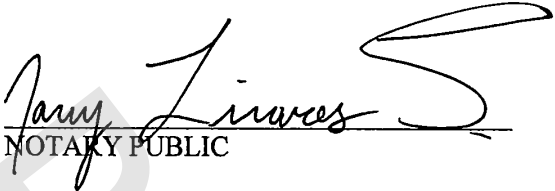
**STATE OF WASHINGTON
SKAGIT COUNTY**

I certify that I know or have satisfactory evidence that Matthew Thomas Halliday is the person who appeared before me, and said person acknowledged that he signed the Quitclaim Deed and acknowledged it to be her free and voluntary act for the purposes mentioned in the Quitclaim Deed.

Dated: May 13, 2021

[SEAL]




NOTARY PUBLIC

My appointment expires: 02/24/2025

PREPARED BY:
Matthew Thomas Halliday
23871 Nookachamp Hills Dr.
Mount Vernon, Washington 98274