

**QUITCLAIM DEED**

This instrument prepared by:  
Jay A. Rosenberg, Rosenberg PLLC, Washington State Bar Number 50102; 101 South Reid  
Street, Suite 307, Sioux Falls, South Dakota 57103.

After Recording, Return To:  
Nations Lending Services  
9001 W. 67th St.  
Merriam, KS 66202

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Heather Beauvais  
Affidavit No. 2021-3815  
Date 08/18/2021

Commitment Number: 21NL37188

**PRT-012131088**

**ASSESSOR PARCEL IDENTIFICATION NUMBER:  
P124292**

**ABBREVIATED LEGAL: Lot(s) 72, Skagit Highlands Div. 2., Skagit County, WA,  
AFN 200604040052**

**Joshua Guesford and Erica L. Guesford who acquired title as Erica L. Mason, husband and wife, hereinafter grantors, whose tax-mailing address is 4703 Mt Baker Loop, Mount Vernon, WA 98273, without consideration paid, grant, convey and quitclaim to Joshua Guesford and Erica L. Guesford, husband and wife, as community property, hereinafter grantees, whose tax mailing address is 4703 Mt Baker Loop, Mount Vernon, WA 98273, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:**

**LEGAL DESCRIPTION:**

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS: Lot 72, "Skagit Highlands, Division II," as per Plat recorded on April 4, 2006, under Auditor's File No. 200604040052, records of Skagit County, Washington. Situate in the City of County of Skagit, State of Washington. Parcel ID: P124292 Assessor's Parcel Number: P124292**

**Property Address is: 4703 Mt Baker Loop, Mount Vernon, WA 98273.**

Prior instrument reference: \_\_\_\_\_

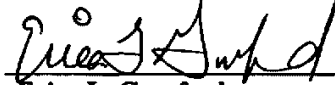
The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

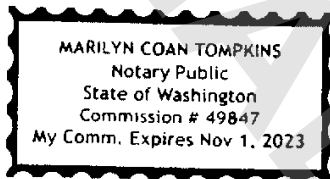
Executed by the undersigned on August 9, 2021:

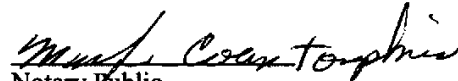
  
\_\_\_\_\_  
Joshua Guesford

  
\_\_\_\_\_  
Erica L. Guesford

STATE OF WA  
COUNTY OF Skaagit

The foregoing instrument was acknowledged before me on August 9, 2021 by **Joshua Guesford** and **Erica L. Guesford** who are personally known to me or have produced Drivers Lic as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



  
\_\_\_\_\_  
Notary Public