

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1879704

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-5224
Nov 15 2021
Amount Paid \$5279.52
Skagit County Treasurer
By Lena Thompson Deputy

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.

ASSESSOR PARCEL IDENTIFICATION NUMBER:
3826-000-094-0003/P60005

ABBREVIATED LEGAL: Lot 94, Skyline No. 10

Aaron F. Theriot, unmarried, and **Brandee P. Theriot NKA Brandee L Switalski**, remarried, a formerly married couple who are now divorced pursuant to the Final Divorce Order filed in Lincoln County, Washington in Case No. 193-01870-22 on 03/24/2020, hereinafter grantors, whose tax-mailing address is **4306 Bryce Drive, Anacortes, WA 98221**, for \$329,657.00 (Three Hundred Twenty Nine Thousand Six Hundred Fifty Seven Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Travis Lee Switalski** and **Brandee L Switalski**, a married couple, hereinafter grantees, whose tax mailing address is **4306 Bryce Drive, Anacortes, WA 98221**, 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

Prior instrument reference: **201507200109** recorded on **07/20/2015**

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.

[Except] that certain mortgage (or Deed of Trust) recorded in Book _____ at Page _____, and/or Reception / Instrument Number 202103170126 in the records of the Office of the Clerk and Recorder of the County of SKAGIT, State of Washington, and which evidences the indebtedness which Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay. And for the same consideration Grantees hereby assume the obligations of the Veteran-maker(s), under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to Department of Veterans Affairs is under the authority of Chapter 37, Title 38, of the United States Code, and supersedes any state or local barring or limiting deficiencies following foreclosure of real property.

Executed by the undersigned on OCT 16, 2021 :



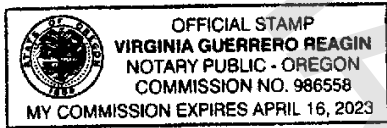
Aaron F. Theriot


SEE NEXT PAGE

Brandee P. Theriot NKA Brandee
L Switalski

STATE OF Oregon
COUNTY OF Clatsop

The foregoing instrument was acknowledged before me on October 16, 2021 by ~~Aaron F. Theriot and Brandee P. Theriot NKA Brandee L Switalski~~ who are personally known to me or have produced driver license 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

UNOFFICIAL DOCUMENT

Executed by the undersigned on 10/16, 2021:

Brandee P Theriot NKA

SEE PREVIOUS PAGE

Brandee L Switalski

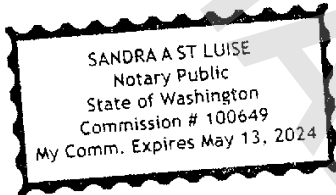
Aaron F. Theriot

Brandee P. Theriot NKA Brandee L Switalski

STATE OF Washington
COUNTY OF Snohomish

The foregoing instrument was acknowledged before me on 10/16, 2021 by ~~Aaron F. Theriot and Brandee P. Theriot~~ Brandee P. Theriot NKA Brandee L Switalski who are personally known to me or have produced DRIVER LICENSE 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.

Sandra A. Blaine
Notary Public



**EXHIBIT A
(LEGAL DESCRIPTION)**

Lot 94, SKYLINE NO. 10, according to the plat thereof, recorded in Volume 9 of Plats, Pages 117 through 120, records of Skagit County, Washington. Situate in Skagit County, Washington

PROPERTY ADDRESS 4306 Bryce Drive, Anacortes, WA 98221