

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

After recording return to:
Amrock LLC
662 Woodward Avenue
Detroit Michigan 48226

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20235408
Date 02/06/2023

Filed for record at the request of:
Michael P. Bell, Esq.
702 King Farm Blvd, Suite 155, Rockville, MD 20850
This document was prepared without benefit of title
examination and no legal advice was requested or provided.

QUITCLAIM DEED
Under RCW Section 64-04-050

6739814

Abbv Legal: LOT 40, MONTREAUX PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 23, 2007,
UNDER AUDITOR'S FILE NO. 200707230124, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel Account Number: P126433

Grantor: **Sandra L. Blanquette, a single woman**

Grantee: **Sandra L. Blanquette, Trustee, or successor Trustee of the Blanquette Family Trust, dated November 15, 2014**

Property Address:
507 Brittany St, Mount Vernon, Washington 98274

THIS DEED, made and entered into on this the 21st day of January, 2021 by and between: **THE GRANTOR(S): Sandra L. Blanquette, a single woman**, and for and in consideration of respect and affection conveys and quit claims to **THE GRANTEE(S): Sandra L. Blanquette, Trustee, or successor Trustee of the Blanquette Family Trust, dated November 15, 2014**, the following described real estate, situated in **Skagit County, State of Washington**, together with all after-acquired title of the grantor(s) herein:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

**LOT 40, MONTREAUX PHASE 1, ACCORDING TO THE PLAT THEREOF,
RECORDED JULY 23, 2007, UNDER AUDITOR'S FILE NO. 200707230124, RECORDS
OF SKAGIT COUNTY, WASHINGTON.**

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents,
together or in counterpart, the day, month and year first above written.

(SIGNATURE PAGE(S) TO FOLLOW)

Sandra L. Blanquette (SEAL)
Sandra L. Blanquette

State of Washington)
)ss.
County of SKAGIT)

I certify that I know or have satisfactory evidence that **Sandra L. Blanquette**, is/~~are~~ the person(s) who appeared before me, and said person~~s~~ acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

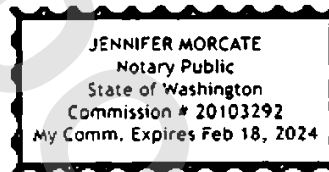
Given under my hand and official seal this 21ST day of JANUARY, 2021.

Jennifer Morcate
Notary Public

JENNIFER MORCATE
Print name

ANACORTES, WA
Residing in

2/18/2024
Commission expiration date



Trustee's Affidavit and Certification

Before me, the undersigned Notary Public, personally appeared **Sandra L. Blanquette, Trustee** (hereinafter "Affiant(s)"), having personal knowledge of the facts and matters set forth herein, who being first by me duly sworn, on oath, under penalty of perjury, deposes and says:

1. I am a trustee (or duly appointed successor trustee) under the following trust agreements (also please list any modifications, amendments, restatements):

The Blanquette Family Trust, dated November 15, 2014

Said trust agreements have not been terminated or revoked and that pursuant to the terms of the trust I have the ability to act alone.

2. With the exception of any modifications or amendments or restatements referenced in Paragraph 1 above, there has been no amendment to the trust agreements.
3. Affiant does not have actual knowledge of any facts indicating that the trust is invalid.
4. Affiant swears and affirms that there are no co-trustees that have not been identified and made a part of the subject transaction.
5. Affiant swears and affirms that under the above trust agreements, trustee has powers to manage trust property, execute deed(s) and other instruments, mortgage, convey, and encumber real and/or personal property held in trust.
6. Affiant is aware that the grantee and/or lender, including but not limited to, Quicken Loans, Inc. and its title insurance company are relying upon this Affidavit to issue title insurance policies without exception to the matter(s) noted above. Affiant does hereby indemnify lender, Amrock and its title insurance company against any loss or damage occasioned by their reliance upon this Affidavit (including attorneys' fees and costs) resulting from, directly or indirectly, any inaccuracies contained in this Affidavit.
7. Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the state of Washington for falsely swearing to statements made in an Affidavit of this nature. Affiant further certifies that he has read this Affidavit and completely understands its contents.

Sandra L. Blanquette (SEAL)
Sandra L. Blanquette, Trustee, Trustee

State of Washington)
) ss.
County of SKAGIT)

I certify that I know or have satisfactory evidence that Sandra L. Blanquette, Trustee, is ~~the~~ the person ~~(s)~~ who appeared before me, and said person ~~(s)~~ acknowledged that ~~(h)~~ ~~(s)~~ ~~(h)~~ ~~(s)~~ ~~(h)~~ ~~(s)~~ signed this instrument, and on oath stated that ~~(h)~~ ~~(s)~~ ~~(h)~~ ~~(s)~~ ~~(h)~~ ~~(s)~~ was/were authorized to execute the instrument and acknowledged it as the free and voluntary act of such party/parties for the uses and purposes mentioned in the instrument.

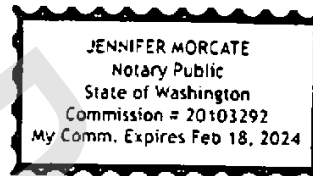
Given under my hand and official seal this 21st day of JANUARY, 2021.

Jennifer Morcate
Notary Public

JENNIFER MORCATE
Print name

ANACORTES, WA
Residing in

2/18/2024
Commission expiration date



**REAL ESTATE EXCISE TAX AFFIDAVIT
EXHIBIT A**

GRANTOR(S): Sandra L. Blanquette, a single woman

GRANTEE(S): Sandra L. Blanquette, Trustee, or successor Trustee of the
Blanquette Family Trust, dated November 15, 2014

FULL LEGAL:

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COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED
AS FOLLOWS:**

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