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905 Highland Point Drive, Suite 150
Roseville, CA 95678

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20238443
Date 10/19/2023

QUITCLAIM DEED

Prepared by: Joshua Dabling, Esq., Dabling Law Firm, Washington State Bar Number 44792, and Sarah Cordell, Esq., Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

File No: ARS-92083
Grantor's Loan No. 4664436

ABBREVIATED LEGAL DESCRIPTION: Np to Ana W 1/2 OF Lt 4 all 5 & 6 E 1/2 of Lt 7 blk 908

A.P.N.: P58569

EXEMPT FROM EXCISE TAX
WAC 458-61A-211(6) grantor and grantee is the same person

KESLING T. MONTGOMERY, who acquired title as K. THOMAS MONTGOMERY, a single man, ("Grantor"), of 3405 W 4th Street, Anacortes, WA 98221, for and in consideration of \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to KESLING T. MONTGOMERY, a single man, ("Grantee"), whose tax mailing address is 3405 W 4th Street, Anacortes, WA 98221, with quitclaim covenants, the following described real estate:

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

The west half of Lot 4, all of Lots 5 and 6, and east half of Lot 7, Block 908, Northern Pacific Addition to Anacortes, as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Parcel ID: P58569

Property Address is: 3405 W 4th Street, Anacortes, WA 98221

Prior deed recorded at Official Records Book 1156 Page 0456, Instrument #9301220064

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any 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 October 12, 2023:

Kesling T. M who acquired title as

K. Thomas Montgomery

KESLING T. MONTGOMERY, who acquired title as K. THOMAS MONTGOMERY

STATE OF Washington
COUNTY OF SKAGIT

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **KESLING T. MONTGOMERY, who acquired title as K. THOMAS MONTGOMERY**, personally known to me, or has produced Wt. D.L., as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of OCTOBER 2023.

C D Walker
Notary Public

