



202404250012

04/25/2024 10:17 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 0370
APR 25 2024

Amount Paid \$ ~~0~~
By Skagit Co. Treasurer Deputy
UT

AFTER RECORDING RETURN TO:

David D. Lowell, Attorney at Law
PO Box 1346
Burlington, WA 98233

QUIT CLAIM DEED

GRANTOR(s): JUAN C. ORTIZ, a single person

GRANTEE(s): JESUS B. AYALA ORTIZ and JOSHUA AYALA, tenants in common

ABBREVIATED LEGAL DESCRIPTION: NE Quarter, Section 05, Township 34, Range 04

The Grantor, JUAN C. ORTIZ, conveys and quit claims to Grantee(s), JESUS B. AYALA ORTIZ and JOSHUA AYALA, as tenants in common, the following described real estate: a residence and real estate located at 812 S. Anacortes Street, Burlington, WA 98233, situated in the County of Skagit, State of Washington, whose legal description is as follows:

See attached Exhibit A

Assessor's Property Tax Parcel/Account Number: P#62722 (XrefID 3867-000-063-0604)

DATED this 23 day of April, 2024.

Jesus Ayala Ortiz, as Attorney-in-fact for Juan C. Ortiz
JESUS AYALA ORTIZ, Attorney in fact for JUAN C. ORTIZ

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

On April 23, 2024, I certify that I know or have satisfactory evidence that JESUS AYALA ORTIZ signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Em Burdette
Notary Public, in and for the State of Washington
My appointment expires: 9.24.2027
Residing in: Burlington WA

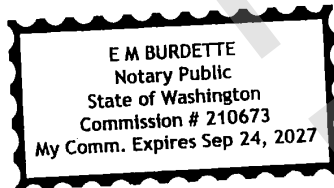


EXHIBIT A

BURLINGTON AC, LOT 63, DK 12: THAT PORTION OF TRACT 63, PLAT OF BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 63; THENCE SOUTH 89 DEGREES 40'43" EAST ALONG THE SOUTH LINE OF SAID TRACT 63 A DISTANCE OF 252.95 FEET TO THE WEST LINE OF THE EAST 378 FEET OF SAID WEST HALF OF TRACT 63; THENCE NORTH 0 DEGREES 18'35" WEST ALONG SAID WEST LINE A DISTANCE OF 335.00 FEET TO TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 18'35" WEST ALONG SAID WEST LINE OF 320.63 FEET TO THE NORTH LINE OF SAID TRACT 63; THENCE SOUTH 43 DEGREES 53'17" WEST ALONG THE SOUTHEAST LINE OF THAT TRACT CONVEYED TO ELMA MILLER BY DEED RECORDED MAY 24, 1939, UNDER AUDITORS FILE NO. 313410, RECORDS OF SKAGIT COUNTY, WASHINGTON, A DISTANCE OF 342.22 FEET TO A POINT 15 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, TO THE WEST LINE OF SAID TRACT 63; THENCE SOUTH 0 DEGREES 24" EAST PARALLEL WITH WEST LINE OF TRACT 63 A DISTANCE OF 72.65 FEET TO THE NORTH LINE OF THAT TRACT CONVEYED TO SANDRA V. PICKENS BY DEED RECORDED SEPTEMBER 14, 1970, UNDER AUDITORS FILE NO. 743437, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 89 DEGREES 40'43" EAST ALONG THE NORTH LINE OF SAID PICKENS TRACT A DISTANCE OF 238.48 FEET TO THE TRUE POINT OF BEGINNING. DK 12: THAT PORTION OF TRACT 63, PLAT OF BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 63; THENCE SOUTH 89 DEGREES 40'43" EAST ALONG THE SOUTH LINE OF SAID TRACT 63 A DISTANCE OF 252.95 FEET TO THE WEST LINE OF THE EAST 378 FEET OF SAID WEST HALF OF TRACT 63; THENCE NORTH 0 DEGREES 18'35" WEST ALONG SAID WEST LINE A DISTANCE OF 335.00 FEET TO TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 18'35" WEST ALONG SAID WEST LINE OF 320.63 FEET TO THE NORTH LINE OF SAID TRACT 63; THENCE SOUTH 43 DEGREES 53'17" WEST ALONG THE SOUTHEAST LINE OF THAT TRACT CONVEYED TO ELMA MILLER BY DEED RECORDED MAY 24, 1939, UNDER AUDITORS FILE NO. 313410, RECORDS OF SKAGIT COUNTY, WASHINGTON, A DISTANCE OF 342.22 FEET TO A POINT 15 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, TO THE WEST LINE OF SAID TRACT 63; THENCE SOUTH 0 DEGREES 24" EAST PARALLEL WITH WEST LINE OF TRACT 63 A DISTANCE OF 72.65 FEET TO THE NORTH LINE OF THAT TRACT CONVEYED TO SANDRA V. PICKENS BY DEED RECORDED SEPTEMBER 14, 1970, UNDER AUDITORS FILE NO. 743437, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 89 DEGREES 40'43" EAST ALONG THE NORTH LINE OF SAID PICKENS TRACT A DISTANCE OF 238.48 FEET TO THE TRUE POINT OF BEGINNING.