

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20241874
Date 08/23/2024

After Recording, Send to:
Bonnie Lightner, Trustee of The Bonnie Lightner Revocable Trust dated June 29, 2005, as
amended and restated July 2, 2018
3816 West 3rd Street, Anacortes, WA 98221

213043-LT

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: 2301-291866

Grantor's Loan No. N/A

ABBREVIATED LEGAL DESCRIPTION: West ½ Lot 8 and all of Lots 9 & 10, Blk 1305, Norther
Pacific Addn. to Anacortes.

EXEMPT FROM EXCISE TAX: WAC 458-61A-211(6) grantor and grantee are the same party

A.P.N.: 3809-305-010-0107/P58304

Bonnie Lightner, Trustee of The Bonnie Lightner Revocable Trust dated June 29, 2005, as amended and restated July 2, 2018 who acquired title as Bonnie J. Lightner, Trustee of The Bonnie Lightner Revocable Trust dated June 29, 2005, as amended and restated July 2, 2018, ("Grantor"), of 3816 West 3rd 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 Bonnie Lightner, Trustee of The Bonnie Lightner Revocable Trust dated June 29, 2005, as amended and restated July 2, 2018, ("Grantee"), whose tax mailing address is 3816 West 3rd Street, Anacortes, WA 98221, with quitclaim covenants, the following described real estate in the County of Skagit and State of Washington:

The West 1/2 of Lot 8 and all of Lots 9 and 10, Block 1305, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated New York Avenue, which reverted to the above described parcel by City of Anacortes Ordinance No. 2737, recorded under Skagit County Auditor's File No. 200606280135.

Situate in the City of Anacortes, County of Skagit, State of Washington.

A.P.N.: 3809-305-010-0107/P58304

Property Address is: 3816 West 3rd Street, Anacortes, WA 98221

Prior deed recorded at Instrument No. 201812260061

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.

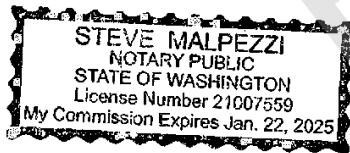
Executed by the undersigned on AUGUST 16, 2024:

Bonnie Lightner, Trustee
Bonnie Lightner, Trustee of The Bonnie Lightner Revocable Trust dated June 29, 2005, as amended and restated July 2, 2018 who acquired title as Bonnie J. Lightner, Trustee of The Bonnie Lightner Revocable Trust dated June 29, 2005, as amended and restated July 2, 2018

STATE OF WA
COUNTY OF ~~WHATCOM~~ SKAGIT

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Bonnie Lightner**, Trustee of The Bonnie Lightner Revocable Trust dated June 29, 2005, as amended and restated July 2, 2018, personally known to me, or has produced A WA DL, 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 16th day of AUG, 2024.



[Signature]
Notary Public