



202411040050

11/04/2024 02:05 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

Once recorded, return to:

715 GARFIELD, LLC
420 S 6th ST
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20242808
NOV 04 2024

Amount Paid \$0
Skagit Co. Treasurer
By *KS* Deputy

This Space for Recorder's Use Only.

Washington Quitclaim Deed

State of Washington, County of Skagit

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

Zero US Dollars (\$ 0) in hand, paid to

Theron E Wing & Mary D Wing,
with an address of

420 S 6th ST, Mount Vernon WA 98274

(the "Grantor" or "Grantors"), hereby conveys and quitclaims to:

715 GARFIELD, LLC,
an entity with an address of

420 S 6th ST, Mount Vernon, WA 98274

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Skagit County, Washington, to wit:

715 Garfield ST, Mount Vernon WA 98273 *L3, except the N 50 ft, B/LA, Plat of Garden Add to M.V.*

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 3 as EXHIBIT A.

Tax Parcel ID Number P52845

The property identified herein is -OR- is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: 715 GARFIELD, LLC

Address: 420 S 6th ST, Mount Vernon, WA 98274

This instrument was prepared by:

Name: Theron E Wing

Address: 420 S 6th ST, Mount Vernon, WA 98274

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinafter.

Grantor Signature: *Theron E. Wing* Date: 4 Nov 2024
Printed Name: Theron E Wing

Grantor Signature: *Mary D. Wing* Date: 4 Nov 2024
Printed Name: Mary D Wing

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Washington)
County of SKagit)

On November 4, 2024 before me, Kaylee Oudman,
personally appeared THEON E WING and MARY DWING,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Washington that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kaylee Oudman
Printed Name Kaylee Oudman
My Commission Expires 3/30/2026

(Seal)



EXHIBIT A

Legal description of the real property being conveyed by this instrument.

(0.1300 ac) DK 1: LOT 3, EXCEPT THE NORTH 50 FEET, BLOCK A, PLAT OF GARDEN ADDITION TO MT. VERNON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 34, RECORDS OF SKAGIT COUNTY, WASHINGTON. AND EXCEPT TRACT TO CITY OF MT. VERNON PER AF#404842.