

12/10/2024 09:16 AM Pages: 1 of 2 Fees: \$304.50 Skagit County Auditor

AFTER RECORDING RETURN TO:

Law Office of Gerald A. Sprute P.O. Box 1657 Duvall, Washington 98019

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2024 3207 DEC 10 2024

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Document Title:

QUIT CLAIM DEED

Grantor:

ESTATE OF PATTY T. WANG

Grantee:

JEFFREY CHAO-CHENG WANG, a married man, as his separate

property

Abbreviated Legal

LOT 43, BIG FIR NORTH P.U.D. PHASE 1

Description:

Tax / Parcel Number:

P126026

QUIT CLAIM DEED

THE GRANTOR, JEFFREY CHAO-CHENG WANG, in his capacity as Administrator of the Estate of Patty T. Wang, Deceased, probated in the Superior Court of Washington for King County under Cause No. 23-4-05139-1 SEA, for and in consideration of distribution of the probate Estate, hereby conveys, grants, and quit claims to JEFFREY CHAO-CHENG WANG, a married man, as his separate property, the decedent's entire interest in the following described real estate, situated in the County of Skagit, State of Washington:

LOT 43, BIG FIR NORTH P.U.D. PHASE 1, according to the plat thereof, recorded March 23, 2007, under Auditor's File No. 200703230073, records of Skagit County, Washington.

Situate in Skagit County, Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions, slope and drainage rights and assessments of record, if any.

Commonly known as: 1720 Grand Avenue, Mount Vernon, Washington 98274

The property conveyed herein has been quitclaimed "AS IS" and there are no structural or mechanical warranties of any kind whatsoever.

The Grantor JEFFREY CHAO-CHENG WANG, in his capacity as Administrator of the Estate of Patty T. Wang, Deceased, executes this instrument solely in his fiduciary capacity, and hereby covenants only that he is authorized to make this conveyance in such fiduciary capacity and that against all persons lawfully claiming through or under said Grantor, and not otherwise, said Grantor will forever warrant and defend the above-described real estate.

DATED this <u>10</u> day of May, 2024.

JEFFREN CHAY-CHEN WANG Administrator of the Estate of Patty T. Wang, Deceased

STATE OF WASHINGTON) ss.
COUNTY OF KING)

On this day personally appeared before me JEFFREY CHAO-CHENG WANG, in his capacity as Administrator of the Estate of Patty T. Wang, Deceased, to me known to be the individual described herein and who executed the within and foregoing instrument and who acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10 day of May, 2024.

GERALD A. SPRUTE, Notary Public In and for the State of Washington. Residing at Duvall, WA

My appointment expires: 08-19-2024