

When recorded return to:  
Wilson Cabiao Andres  
1212 N 12th Pl  
Mount Vernon, WA 98273

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20261948  
Date 06/22/2026

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Escrow No.: 245479064

### QUIT CLAIM DEED

THE GRANTOR(S) Angelo Vigan Serrada, spouse to grantee for and in consideration of in hand paid, conveys and quit claims to Wilson Cabiao Andres, married as separate property the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) herein:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

LT 23, KULSHAN RIDGE P.U.D., REC NO. 200310090064

Tax Parcel Number(s): P120903

Dated: 12 May 2026

Angelo Vigan Serrada

State of \_\_\_\_\_  
County of \_\_\_\_\_

This record was acknowledged before me on MAY 12 2026 by \_\_\_\_\_



**ATTY. MOHAMMAD FAYE D. PADOAG**  
(Signature of Notary Public)  
Notary Public in and for the City of San Juan  
My commission expires on 06-06-2027  
My commission No. 1945002, 01-05-26, San Juan City  
IBP NO. 568442, 12-18-2026, Lanza del Sur  
Roll of Attorneys No. 71896  
MCLE Compliance No. VIII-0032253 valid until 04-14-2028  
711-E Victoria St., San Juan City  
APPOINTMENT NO. 16 (2026-2027)  
RTC Pasig for San Juan

DOC. NO. 285  
PAGE NO. 5  
BOOK NO. 5  
SERIES OF 2026

**EXHIBIT "A"**

Legal Description

LOT 23, KULSHAN RIDGE P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 2003, UNDER RECORDING NO. 200310090064, RECORDS OF SKAGIT COUNTY, WASHINGTON.

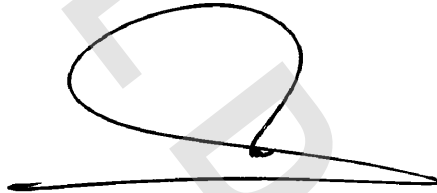
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## **CERTIFICATION**

This is to CERTIFY that I duly notarized the "QUIT CLAIM DEED" of **ANGELO VIGAN SERRADA**, of legal age, Filipino and residing at Pk. 1, Villa Coloma (Pob.), Bagabag, Nueva Vizcaya, City, Philippines docketed at Doc. 285; Page No. 58, Book No. 5, Series of 2026 dated May 12, 2026.

This certification was issued upon the request of **ANGELO VIGAN SERRADA** for request of Certificate of Authority for a Notarial Act.

Done this 12<sup>th</sup> day of May 2026.



**ATTY. MOHAMMAD FAYEZ D. PAUDAC**  
Notary Public with ROLL NO. 71896