

When Recorded Return to:
First American Title
Attn: Recording Team
4795 Regent Blvd
Irving, TX 75063

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20262304
Date 07/21/2026

Prepared Without Benefit of Title Search By:
Kristin Marsalese, Esq.
Washington Bar ID: 54338
Escrow No. _____

Order Number: 1292899LV
Abbr. Legal Description: Lts 1-2, Blk 43, 1st Add to Town of Sedro, Plt Vol 3, Pg 29, Skagit
County, Washington.
Assessor's Property Tax Parcel Account Number(s): P75814

QUITCLAIM DEED

*Not subject to real estate excise tax pursuant to WAC §458-61A-203(2) as a transfer pursuant to
a Divorce Decree or Marital Settlement Agreement.*

THE GRANTOR, ROBERT P. BATEMAN, a married man, joined by his spouse **DENISE MAY BATEMAN** and **MARY JANE MCNABB**, an unmarried woman, residing at 801 Warner St, Sedro Woolley, WA 98284, for and in consideration of Ten Dollars and 00/100 (\$10.00), conveys and quitclaims to GRANTEE, **ROBERT P. BATEMAN**, a married man, residing at 801 Warner St, Sedro Woolley, WA 98284, the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

Lots 1 and 2, Block 43, FIRST ADDITION TO THE TOWN OF SEDRO, according to the Plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Commonly known as: 801 Warner St, Sedro Woolley, WA 98284

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PCL1292899LVDQTC10010103

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

This transfer is pursuant to a divorce decree dated 3/18/2013 in Skagit County, Washington, under Case Number 12-3-00736-1.

Dated this 6 day of 06 MAY, 20 26

GRANTOR 1 and 2 OF 3



ROBERT P. BATEMAN

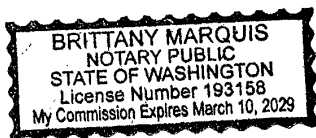

DENISE MAY BATEMAN

STATE OF Washington)
COUNTY OF Skagit) ss

I certify that I know or have satisfactory evidence that **ROBERT P. BATEMAN** and **DENISE MAY BATEMAN** is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: May 6, 2026


NOTARY PUBLIC in and for the State of Washington
residing at Skagit County, WA
My commission expires: March 10, 2029



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PCL1292899LVDQTC10010203

Dated this 5 day of May, 20 26

GRANTOR 3 OF 3

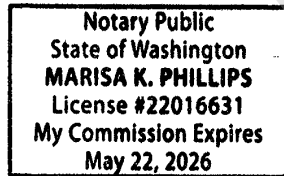
Mary Jane McNabb
MARY JANE MCNABB

STATE OF Washington)
COUNTY OF Skagit) ss

I certify that I know or have satisfactory evidence that **MARY JANE MCNABB** is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 05 May 2026

Marisa K. Phillips
NOTARY PUBLIC in and for the State of WA,
residing at Island County
My commission expires: 05.22.2026



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