

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20263337
Date 10/12/2026

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Dr
Moon Township, PA 15108
File No. 4203784-6

QUITCLAIM DEED

This deed is exempt from taxation by virtue of WAC sec. 458-61A-211(6) - mere change in identity.

THIS DEED made and entered into on this 2nd day of Sept, 2026, by and between **Christopher Van Esch, a single/married person, as his sole and separate property and Debbie R. Van Esch, an unmarried woman, relinquishing her Life Estate in Transfer on Death Deed dated September 15, 2017, recorded September 20, 2017 under Instrument Number: 201709200067, in the Official Records of Skagit County, WA, residing at 1108 S 21st St, Mount Vernon, WA 98274, hereinafter referred to as Grantor(s) and Christopher Van Esch, a single person, as his sole and separate property and Debbie R. Van Esch, an unmarried woman, residing at 1108 S 21st St, Mount Vernon, WA 98274, hereinafter referred to as Grantee(s).**

WITNESSETH: That the said Grantor(s), for and in consideration of TEN and 00/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, conveys and quitclaims to the said Grantee(s) the following described real estate located in SKAGIT County, State of Washington:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Legal Description (Abbreviated): **Ptn Lot 10, Block 1, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WN."**

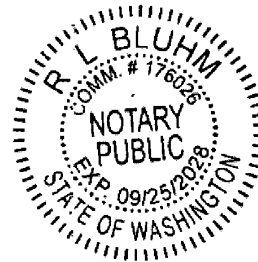
Property Tax ID No.: P54727

Also known as: 1108 S 21st St, Mount Vernon, WA 98274

Subject to: covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Dated: 9/2/2026
Christopher Van EschSTATE OF Washington
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **Christopher Van Esch**, (s/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

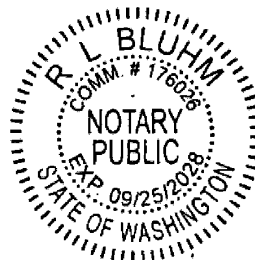
Dated: 9/2/2026Notary Public in and for the State of WashingtonPrint Name: R. L. BluhmResiding at: Bremerton, CoMy appointment expires: 9-23-2028

Dated: 9/2/2026

Debbie R. Van Esch

STATE OF Washington
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that **Debbie R. Van Esch**, (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/2/2026Notary Public in and for the State of WashingtonPrint Name: R. L. BluhmResiding at: Snohomish, CoMy appointment expires: 9-25-2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 10, Block 1, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WN.", according to the plat recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington;

EXCEPT that portion of Lot 10, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WN.", Block 1, as per plat thereof recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington, described as follows:

Commencing at the Northeast corner of said Lot 10;

thence South 0°57'37" West 76.12 feet along the East line of said Lot 10 (shown as South 0°47'00" East on said plat) to the true point of beginning;

thence South 51°28'21" West 40.24 feet to the Easterly margin of 20th Avenue in said plat (also known as 21st Street);

thence Southerly along said Easterly margin being a curve concave to the Southwest having a radius of 100.00 feet and an initial tangent bearing of South 45°27'05" East, through a central angle of 46°24'42", an arc distance of 81.00 feet to the Southerly corner of said Lot 10;

thence North 0°57'37" East 98.02 feet along said East line of Lot 10 (shown as North 0°47'00" West on said plat) to the true point of beginning.

Situated in Skagit County, Washington.

Tax ID Number: 3766-001-010-0012/P54727

Property commonly known as: 1108 S 21st St, Mount Vernon, WA 98274