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11/05/2026 09:58 AM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20263622
Date 11/05/2026

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

QUITCLAIM DEED

Prepared by: Joshua Dabling, Esq., Dabling Law Firm, Washington State Bar Number 44792, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

File No: 2006983702
Grantor's Loan No. 3000355562

ABBREVIATED LEGAL DESCRIPTION: LT. 4 SPL NO. 92-042, REC NO. 9406220073, BEING PTN GOVT LT. 4, SEC7-34-2E, W.M.

EXEMPT FROM EXCISE TAX
WAC 458-61A-203(2) conveyance in fulfillment of settlement agreement incident to divorce

A.P.N.: 340207-3-018-0403, P106049

David K Takahashi unmarried, and **Claire E Takahashi,** unmarried ("Grantor"), a formerly married couple who are now divorced pursuant to the Final Divorce Order filed in the Superior Court of Washington, County of Lincoln, Case No 25-3-01252-22, for and in consideration of $0.00 (Zero Dollars and Zero Cents), conveys and quitclaims to **David K Takahashi,** unmarried ("Grantee"), whose tax mailing address is 13589 Clayton Ln, Anacortes, WA 98221, the following described real estate in the County of Skagit, State of Washington:

LOT 4 OF SHORT PLAT NUMBER 92-042, APPROVED JUNE 21, 1994, RECORDED JUNE 22, 1994 IN VOLUME 11 OF SHORT PLATS, PAGE 86, UNDER AUDITOR'S FILE NO. 9406220073, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE WEST 540 FEET OF GOVERNMENT LOT 4 OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND MAINTENANCE OVER AND ACROSS THAT PORTION OF LOT 1 OF SAID SHORT PLAT 92-042, DELINEATED ON THE FACE OF SAID SHORT PLAT AS "CLAYTON LANE".

Property Address is: 13589 Clayton Ln, Anacortes, WA 98221

Prior deed recorded at Instrument No. 202201210067

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

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Executed by the undersigned on Sept. 28, 2026.

Claire Takahashi

REPUBLIC OF SOUTH AFRICA)
GAUTENG PROVINCE)
STATE OF CITY OF JOHANNESBURG)SS:
COUNTY OF CONSULATE GENERAL OF THE)
UNITED STATES OF AMERICA)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Claire Takahashi**, personally known to me, or has produced _____, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28 day of 09, 2026.

Notary Public
Melisa Hidanovic Bowen
Consular Associate

Commission indefinite

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

Executed by the undersigned on October 16, 2026:

David K Takahashi

STATE OF Washington
COUNTY OF Skagit

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **David K Takahashi**, personally known to me, or has produced DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16 day of Oct, 2026.

Notary Public

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

SCOTT S BURNETT
Notary Public
State of Washington
Commission # 184238
My Comm. Expires Apr 25, 2028

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