

RETURN ADDRESS

Heather C. Landgraf
35717 SE 82nd Street
Snoqualmie, WA 98065

Document Title(s)

Quit Claim Deed

**WFG NAT'L TITLE
24-200679**

Reference Numbers(s) of related documents

Additional Reference #'s on page

Grantor(s) (Last, First and Middle Initial)

Landgraf, James A

Landgraf, Heather C.

Additional grantors on page

Grantee(s) (Last, First and Middle Initial)

Landgraf, Heather C.

Additional grantees on page

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

LOT 1, SPL 7510100717

Additional legal is on page

Assessor's Property Tax Parcel/Account Number

362407910102

Additional parcel #'s on page

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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Prepared By: |

James Arthur Landgraf, Jr. |

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After Recording Return To: |

35717 SE 82nd St |

Snoqualmie, Washington 98065 |

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On 11/14/2024 THE GRANTOR(S),

James A Landgraf ("Grantor") and Heather C Landgraf, ~~a married couple~~ ^{tenants in common}

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Heather Child Landgraf, ("Grantee") a single person, residing at 35717 Southeast 82nd Street, Snoqualmie, King County, Washington 98065

the following described real estate, situated in an unincorporated area in the County of WA, State of Washington

The legal description is: See attached *Exhibit A*

WAC 458-61A-203

Community property, dissolution of marriage or domestic partnership, legal separation, decree of invalidity.

(1) Community property. Transfers from one spouse or domestic partner to the other that establish or separate community property are not subject to the real estate excise tax.

(2) Court decree. The real estate excise tax does not apply to any transfer, conveyance, or assignment of property or interest in property from one spouse or domestic partner to the other in fulfillment of a settlement agreement incident to a decree of dissolution, declaration of invalidity, or legal separation.

(3) Transfers to third parties. A sale of real property by either one or both spouses or domestic partners to a third party is subject to the real estate excise tax, regardless of whether the sale is pursuant to the terms of a decree of dissolution, declaration of invalidity, or legal separation.

(4) Former spouses or domestic partners. Transfers of real property between ex-spouses or former domestic partners that are independent of any settlement agreement incident to their decree of dissolution or decree of invalidity are subject to the real estate excise tax, unless otherwise exempt under this chapter.

[Statutory Authority: RCW 82.45.150. WSR 08-24-095, § 458-61A-203, filed 12/2/08, effective 1/2/09. Statutory Authority: RCW 82.32.300, 82.01.060(2), and 82.45.150. WSR 05-23-093, § 458-61A-203, filed 11/16/05, effective 12/17/05.]

Tax Parcel Number: 362407-9101

Mail Tax Statements To:

Heather Child Landgraf

35717 SE 82nd St

Snoqualmie, Washington 98065

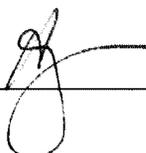
[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 11/14/2024

DATED: 11/15/24

James Arthur Landgraf



James A Landgraf

Heather C Landgraf

5035 S East End Ave N1110

35717 SE 82ND ST

Chicago, Illinois

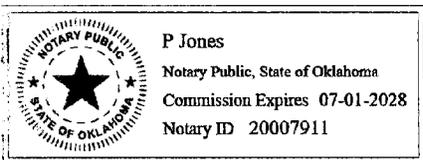
SNOQUALMIE, WASHINGTON

60615

98065

State of Oklahoma County of Major

This instrument was acknowledged before me on this 14 day of November,
2024 by James A Landgraf.



Notarized Online with NotaryLive.com

P Jones

Notary Public

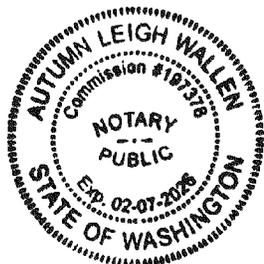
P Jones, Notary Public

Title (and Rank)

My commission expires 07/01/2028

STATE OF WASHINGTON, COUNTY OF KING, ss:

This instrument was acknowledged before me on this 15th day of November,
2024 by Heather C Landgraf.



Autumn Leigh Wallen

Notary Public

WA Notary Public

Title (and Rank)

My commission expires 2/7/2026



Notarized by: P Jones
Time: 2024-11-14 16:55:06 UTC
URL: <https://notarylive.com/tu/cdp/X893CW>
Access ID: X893CW
Pin: QBTDG7