

**DRAFT TO BE ELECTRONICALLY SIGNED
& NOTARIZED IN ZOOM VIA DOCUSIGN**

MAIL TAX STATEMENTS TO:

JOHN DAVID DOE
1234 YOUR STREET YOUR CITY WA 98008

**SINGLE
QUITCLAIM DEED (QCD)**

PURSUANT TO RCW § 64.04.050, FOR NO CONSIDERATION (NOTHING OF VALUE BEING EXCHANGED) THIS DEED SHALL BE DEEMED AND HELD A GOOD AND SUFFICIENT CONVEYANCE, RELEASE, AND QUITCLAIM TO THE GRANTEE (AND HEIRS AND ASSIGNS) IN FEE, OF ALL THE LEGAL AND EQUITABLE RIGHT, TITLE, AND INTEREST IN, AND TO (INCLUDING WITHOUT LIMITATION ANY AFTER ACQUIRED TITLE OF THE GRANTOR), THE FOLLOWING REAL PROPERTY OF THE GRANTOR:

► **GRANTOR** ◀

JOHN DAVID DOE, AN UNMARRIED PERSON

IS OF COMPETENT MIND, AND HAS THE LEGAL CAPACITY TO MAKE THIS QUITCLAIM DEED. GRANTORS DO HEREBY CONVEY, REMISE, RELEASE, TRANSFER, AND FOREVER QUITCLAIM, AT RECORDING, TO:

► **GRANTEE** ◀

EXAMPLE, LLC, (WASHINGTON UBI # 605 911 316)
(JANE MARIE DOE, OWNER)

► **ALL OF THE REAL PROPERTY LOCATED AT** ◀

TITLE HELD AS:

JOHN DAVID DOE, AN UNMARRIED PERSON

ADDRESS: 5678 YOUR STREET YOUR CITY WA 98008

ASSESSOR PARCEL NUMBER (APN): NOT RECORDABLE UNTIL ENTERED

LEGAL DESCRIPTION: NOT RECORDABLE UNTIL ENTERED

Prepared by Christopher Sean Mulvaney on Saturday, June 21, 2025
MULVANEY LAW OFFICES, PLLC 14205 SE 36th St Ste 100 Bellevue WA 98006—1553
E—Mail: Chris@MulvaneyLawoffices.com Text: (425) 998-6352 Web: AttorneyMulvaney.com


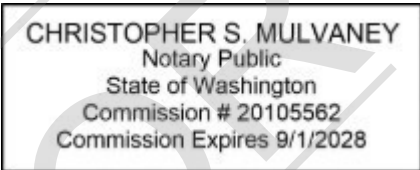
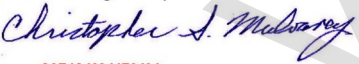
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THIS QUITCLAIM DEED MUST BE RECORDED IN THE COUNTY WHERE THE PROPERTY IS LOCATED PRIOR TO THE DEATH OF THE GRANTOR IN ORDER TO BE EFFECTIVE. HOWEVER, A QUITCLAIM DEED PROVIDES NO WARRANTY OF TITLE AND THEREFORE HAS NO TITLE INSURANCE. THE GRANTEE TAKES TITLE "AS IS" AND CANNOT SUCCESSFULLY SUE THE GRANTOR FOR TITLE PROBLEMS. A STATUTORY WARRANTY DEED (RCW § 64.04.030) WHICH INCLUDES TITLE INSURANCE.

◀ WARNING: DO NOT TRANSFER PROPERTY TO A TRUST VIA A QUITCLAIM DEED. ▶

DOING SO MAY VOID A TITLE INSURANCE POLICY MAKING SUBSEQUENT SALE MORE COSTLY AND/OR TIME CONSUMING IF YOU DON'T GET AN ENDORSEMENT OR EXPANDED COVERAGE TO INCLUDE SUCCESSOR TRUSTEES. DOING SO MAY ALSO INTERFERE WITH REFINANCING. TRANSFERS DIRECTLY BETWEEN TRUSTS AND/OR LLC'S ARE NOT PERMITTED. A QUITCLAIM DEED BACK TO YOURSELF AS AN INDIVIDUAL FOLLOWED BY ANOTHER QUITCLAIM WILL BE NEEDED.

DocuSigned by:  A6E4A42844E6464	
ELECTRONICALLY SIGNED BY: <u>JOHN DAVID DOE</u> ON <u>Saturday, June 21, 2025 AT 09:32 AM</u> (AKA JOHN DAVID DOE)	
IN BELLEVUE, WA, I, CHRISTOPHER S. MULVANEY, NOTARY PUBLIC IN THE STATE OF WASHINGTON, CERTIFY THAT I HAVE SATISFACTORY EVIDENCE THAT <u>JOHN DAVID DOE</u> IS THE PERSON WHO APPEARED BEFORE ME ON <u>Saturday, June 21, 2025 AT 09:32 AM</u> , SIGNED, AND ATTESTED THIS INSTRUMENT; AND ACKNOWLEDGED IT TO BE A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.	
NOTARIAL ACT PERFORMED BY AUDIO VISUAL COMMUNICATION IN ZOOM/DOCUSIGN. GIVEN UNDER CHRISTOPHER S. MULVANEY'S HAND AND SEAL OF OFFICE NOTARY PUBLIC RESIDING IN BELLEVUE, WA MY COMMISSION EXPIRES: <u>09 — 01 — 2028</u>	
STATE OF WASHINGTON COUNTY OF KING	
DocuSigned by:  A6E4A42844E6464	CHRISTOPHER S. MULVANEY
CHRISTOPHER S. MULVANEY	NOTARY STAMP

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