


200209190091
Skagit County Auditor
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Return Address:

James A. Jackson
REED, LONGYEAR, MALNATI,
AHRENS & STRICKLAND, P.S.
1415 Norton Building
801 Second Avenue
Seattle, WA 98104

STIPULATION AND DECREE QUIETING TITLE

REFERENCE NUMBERS of related documents: N/A

GRANTOR(S): Max Benjamin and Theresa Benjamin

GRANTEE(S): James W. Bruce, David E. Bruce, Barnard A. Bruce III, Jennifer A. Kavanagh, Jamie Youngheart, Jeanette Wheeler, as the Personal Representative of the Estate of Patricia Kelly, Deceased

LEGAL DESCR: South 1/3 of the East 20 feet of the following described tract: Being the SW ¼ of the NW ¼ of Section 1, Township 35 N, Range 1 East, EXCEPT the East 30 acres thereof and EXCEPT County road commonly known as Edens Road.

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NO(S): P31116

SKAGIT COUNTY, WASH.
FILED

AUG 22 2002

PHYLLIS COOLE-McKEEHEEN, CO. CLERK
By Deputy

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT

JAMES W. BRUCE; DAVID E. BRUCE;
BARNARD A. BRUCE III; JENNIFER A.
KAVANAGH; JAMIE YOUNGHEART;
JENNIFER WHEELER, as Personal
Representative of the Estate of Patricia Kelly,
Deceased; and GEORGE THOMAS,

Plaintiffs,

v.

MAX M. BENJAMIN and THERESA
BENJAMIN, husband and wife,

Defendants.

NO. 01-2-00826-1

STIPULATION AND DECREE
QUIETING TITLE

COME NOW, James W. Bruce; David E. Bruce; Barnard A. Bruce III; Jennifer A.
Kavanagh; Jamie Youngheart; ^{JEANETTE} Jennifer Wheeler, as Personal Representative of the Estate of
Patricia Kelly, Deceased; George Thomas and Helen Thomas, Plaintiffs, and Max M.
Benjamin and Thresa Benjamin, Defendants, and stipulate and agree as follows:

THAT the parties hereto are desirous of resolving the various disputes herein, and
have entered into a Settlement Agreement, dated ^{July} May 31, 2002, which provides among
other things for the determination of ownership rights to various parcels of property (copy
attached); and

STIPULATION AND DECREE QUIETING



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LAW OFFICES OF
REED, LONGYEAR, MALNATI,
AHRENS & STRICKLAND, P.S.
1415 NORTON BUILDING
801 SECOND AVENUE
SEATTLE, WASHINGTON 98104-1522
(206) 624-6271

THAT, pursuant to said Settlement Agreement, Plaintiffs James W. Bruce; David E.

Barnard A. Bruce III; Jennifer A. Kavanagh; Jamie Youngheart; and ^{JEANNETTE} ~~Jennifer~~

Wheeler, as Personal Representative of the Estate of Patricia Kelly, Deceased, are entitled to a decree quieting title to the South 1/3 of the East 20 feet of the following described tract: Being the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 35 North, Range 1 East, W.M.; EXCEPT the East 30 acres thereof and EXCEPT County road commonly known as Edens Road. Situated in Skagit County, Washington.

Dated: July 31 2002.

James W. Bruce
James W. Bruce

George Thomas
George Thomas

David E. Bruce
David E. Bruce

Helen Thomas
Helen Thomas

Barnard A. Bruce, III
Barnard A. Bruce, III

Max M. Benjamin
Max M. Benjamin

Jennifer A. Kavanagh
Jennifer A. Kavanagh

Thresa Benjamin
Thresa Benjamin

Jamie Youngheart
Jamie Youngheart

Jeannette Wheeler
Jeannette Wheeler, as Personal Representative
of the Estate of Patricia Kelly, Deceased

ORDER

BASED UPON THE FOREGOING STIPULATION, the Settlement Agreement annexed hereto, and the record and file herein, it is hereby STIPULATION AND DECREE QUIETING

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ORDERED, ADJUDGED AND DECREED that Plaintiffs James W. Bruce; David E.

Barnard A. Bruce III; Jennifer A. Kavanagh; Jamie Youngheart; and ^{JEANETTE} Jennifer

Wheeler, as Personal Representative of the Estate of Patricia Kelly, Deceased, are

determined to be the fee simple owners of the following described real property:

The South 1/3 of the East 20 feet of the following described tract:

Being the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 35 North, Range 1 East, W.M., EXCEPT the East 30 acres thereof and EXCEPT County road commonly known as Edens Road. Situated in Skagit County, Washington;

and the claims of MAX BENJAMIN and ^{4/28} TERESA BENJAMIN, and GEORGE THOMAS

and HELEN THOMAS to the above described premises are extinguished.

DONE IN OPEN COURT this 22 ^{august} day of ~~May~~, 2002.

Susan K Cook
Judge/Court Commissioner

Presented by:

REED, LONGYEAR, MALNATI,
AHRENS & STRICKLAND, P.S.

By: James A. Jackson
WSBA #29836
of Attorneys for Plaintiffs

Copy Received and Notice of Presentation Waived:

JONES & SMITH

By: Gary T. Jones
WSBA #5217
Attorneys for Defendants

STIPULATION AND DECREE QUIETING
TITLE - 3



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(206) 624-6271

0000 2002 0744 0330

State of Washington, } ss.
County of Skagit }

I, Phyllis Coole-McKeehen, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 3 pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Mount Vernon this 5 day of Sept. 2002 Phyllis Coole-McKeehen, County Clerk

By Phyllis Coole-McKeehen
Deputy Clerk



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