



200807290172

Skagit County Auditor

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Name: Stiles & Stiles Inc. P.S.
Address: P.O. Box 228
City and State: Sedro Woolley, WA 98284

Grantor: Kelli Mathis
Grantee: Leanne Hickman, and Jason Mathis
Legal: Lot 2 of SP PL-06-0902
Tax Parcel #: 350610-4-005-0300 (P126039)

QUIT CLAIM DEED

THE GRANTOR, Kelli Mathis, in order to clear title, conveys and quit claims to Leanne Hickman, as her separate property, and to Jason Mathis, as his separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

Lot 2 of Skagit County Short Plat PL-06-0902 recorded under AF#200704160155, being a portion located in NW 1/4 of the SE 1/4 of Section 10, Township 35 North, Range 6 East, W.M.

Dated this 17 day of June, 2008

Kelli Mathis

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

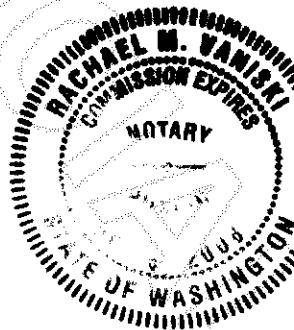
2441
JUL 29 2008

Amount Paid \$-0
Skagit Co. Treasurer
By Deputy

State Of Washington)
) ss.
County Of Skagit)

On this day personally appeared before me Kelli Mathis, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 17th day of June, 2008.



Rachael M Vaniski

NOTARY PUBLIC in and for the
state of Washington, residing at
Sedro Woolley

Commission Expires: 10-6-08



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**NARRATIVE STATEMENT
QUIT CLAIM DEED - CLEARING TITLE**

RE: **Lot 2 of SP PL -06-0902**
Tax Parcel # 350610-4-005-0300 (P126039)

The quit claim deed dated June 17, 2008 is executed without consideration and for the sole purpose of clearing title. While Kelli Mathis was married to Jason Mathis, Jason Mathis and Leanne Hickman acquired this property through an inheritance from the Estate of Frances M. Adams, Skagit County Cause No. 03-4-00021-3, as their own separate property. The title company is requiring a quit claim deed to release any interest Kelli Mathis may have in the property, even though Kelli Mathis does not claim any interest in the property. Therefore, this Quit Claim Deed is signed to clear title in that Kelli Mathis never had and does not claim any interest in this property.

Leanne Hickman
Leanne Hickman

Kelli Mathis
Kelli Mathis



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Skagit County Auditor



200311040051
Skagit County Auditor

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AFTER RECORDING RETURN TO:
MARTIN LIND
127 East Fairhaven
Burlington, WA 98233

PERSONAL REPRESENTATIVE'S DEED

1. GRANTOR; NONINTERVENTION POWERS. The undersigned Grantor, TERESA LYNN MATHIS, is the duly appointed, qualified and acting Personal Representative of the Estate of FRANCES M. ADAMS, (the "Estate"), who died on the 15th day of January, 2003. Grantor was appointed Personal Representative of the Estate on the 28th day of January, 2003, in the Superior Court of the State of Washington for Skagit County, Cause No. 03-4-00021-3 (the "Probate Proceedings"). By Order of Solvency entered on the 28th day of January, 2003, in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

2. REAL PROPERTY. Included among the property of the Estate of FRANCES M. ADAMS, the real property described as follows:

Tax Parcel No.: 350610-4-005-0008, P40985

The east half of the northwest quarter of the southeast quarter of Section 10, Township 35 North, Range 6 East, W.M.

EXCEPT The west 208.7 feet of the east 369.7 feet of the south 208.7 feet of that portion of the east 1/2 of the northwest 1/4 of the southeast 1/4 of Section 10, Township 35 North, Range 6 East, W.M., lying northerly of the county road running along the south line of said subdivision.

AND EXCEPT The south 177 feet of the west 35 feet of the east half of the northwest quarter of the southeast quarter of Section 10, Township 35 North, Range 6 East, W.M..

AND EXCEPT The south 20 thereof for Hamilton Cemetery Road.

Situate in Skagit County, Washington.

3. CONVEYANCE OF DECEDENT'S INTEREST IN THE DESCRIBED REAL PROPERTY. Grantor hereby bargains, sells and conveys to LEANNE HICKMAN, GINA COLGLAZIER and JASON MATHIS, as equal, tenants in common, the real property, described hereinabove.



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4. LIMITATION OF COVENANTS. Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

DATED this 11 day of June, 2003.

Teresa Lynn Mathis
TERESA LYNN MATHIS, as Personal
Representative of the Estate of
FRANCES M. ADAMS, Deceased, and
not in her individual capacity

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#5710

NOV 04 2003

STATE OF WASHINGTON)

SS.

County of Skagit)

Amount Paid \$
By [Signature] Skagit Co. Treasurer
Deputy

On this day personally appeared before me TERESA LYNN MATHIS, to me known to be the individual described in and who executed the within and foregoing instrument as Personal Representative of the Estate of FRANCES M. ADAMS, deceased, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this 11 day of June, 2003.



Mary E. Sloan

Printed Name: Mary E. Sloan
Notary Public in and for the State
of Washington, residing at Mt. Vernon
My commission expires: 11-6-06



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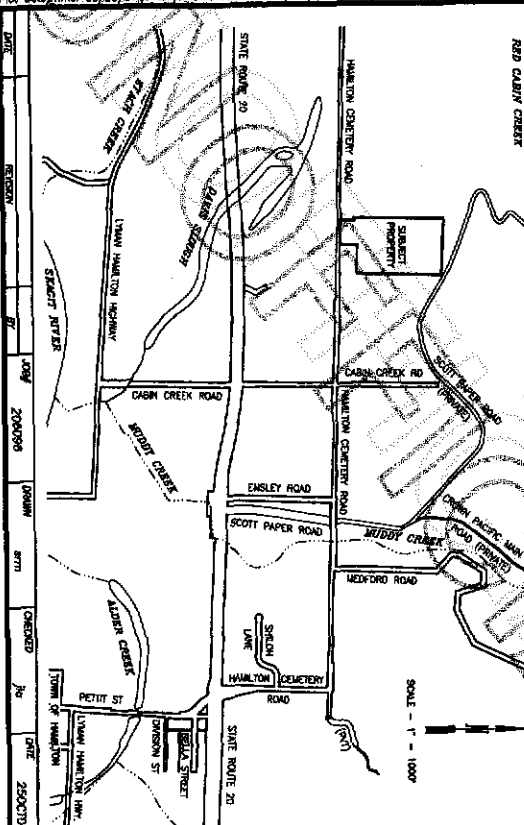
Survey in the NW1/4 of the SE1/4 of Section 10, Twp. 35 N., Rng. 6 E., W.M.

Short Plat No. PL06-0902

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL PRIVATE ROADS, EGRESS/EGRESS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPARATE CORPORATE ENTITY OR THE OWNERS OF PROPERTY SERVED BY THE FACILITY AND DEED IN EXCESS OF 100 FEET SHALL BE MAINTAINED BY THE SAME PRIVATE ROAD. PROVISIONS FOR EGRESS/EGRESS, COMMUNITY UTILITIES AND PROPERTIES SHALL ALSO USE THE SAME PRIVATE ROAD.
3. ALL ROADS SHALL BE MAINTAINED BY THE SAME PRIVATE ROAD. PROVISIONS FOR EGRESS/EGRESS, COMMUNITY UTILITIES AND PROPERTIES SHALL ALSO USE THE SAME PRIVATE ROAD.
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Vicinity Sketch



Legal Description

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M. EXCEPT THE EAST 130.7 FEET OF THE SOUTH 200.7 FEET OF THAT PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M. LYING NORTHERLY OF THE COUNTY ROAD RUNNING ALONG THE SOUTH LINE OF SAID SUBDIVISION.

Consent

I, LEANNE HICKMAN, DO HEREBY CONSENT TO THE UNDERSIGNED SURVEYOR'S PRESENT CERTIFICATE THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SNOHOMISH, I, LEANNE HICKMAN, DO HEREBY ACKNOWLEDGE THAT I HAVE SIGNED THIS INSTRUMENT AND KNOWLEDGED IT TO BE MY FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: 7/29/2008 BY APPOINTMENT EXPIRES: 7/29/2010

Treasurer's Certificate

STATE OF WASHINGTON, COUNTY OF SNOHOMISH, I, DOUGLAS M. HICKMAN, DO HEREBY CERTIFY THAT I HAVE SIGNED THIS INSTRUMENT AND KNOWLEDGED IT TO BE MY FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SNOHOMISH COUNTY CODE TITLE 12.02 (ON-SITE SERVICES) AND 12.40 (WATERS) THIS 5 DAY OF JULY, 2008.

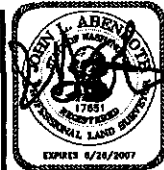
SNOHOMISH COUNTY HEALTH OFFICER

Owner/Developer

Short Plat (Card) for Leanne Hickman

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my supervision.

AUDITOR'S CERTIFICATE



Survey in the NW1/4 of the SE1/4 of Section 10, Twp. 35 N., Rng. 6 E., W.M.

Short Plat No. PL06-0902

OWNER OF SECTION 10 AS SHOWN ON SURVEY OF SUBSET PROPERTY FILED IN A.J. 2006090200000.

Dedication

KNOW ALL PERSONS BY THESE PRESENTS THAT LEANNE HICKMAN AND JASON SAUNDS, THE OWNERS, IN FULL SURRENDER OF THE LAND AND HEREBY SHORTRIGHTLY SUBDIVIDED UNDER S.W.A. PLAT NUMBER 2006-0902, BEARING THESE SHORT PLAT AND RESPECT TO THE PUBLIC, FOREVER AN ADDITIONAL 10 FEET OF RIGHT OF WAY ALONG THE NORTH LINE OF THE EXISTING HAMILTON CEMETERY ROAD RIGHT OF WAY AS SHOWN HEREON.

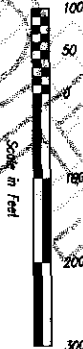
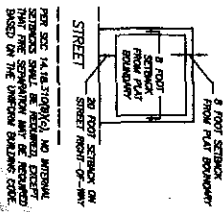
Water Easement Notes

A 10' EASEMENT IS HEREBY GRANTED TO LOT 2 OVER LOTS 3 AND 4 FOR INSTALLATION, OPERATION, AND MAINTENANCE OF A WELL AND WATER LINE. A 10' EASEMENT IS HEREBY GRANTED TO LOT 1 OVER LOTS 2 AND 4 FOR INSTALLATION, OPERATION, AND MAINTENANCE OF A WELL AND WATER LINE.

Well Protection Zones, (WPZs)

WELL PROTECTION ZONE EASEMENTS ARE GRANTED FOR THOSE PORTIONS OF THE WPZ'S SHOWN HEREON LING OUTSIDE OF THE LOT BOUND SERVING BY EACH OF THE SUBSET WELLS.

Minimum Setback Requirements



Address Range

FROM 2000 TO 24719 HAMILTON CEMETERY ROAD

S88°51'49"E 2642.44'

Short Plat (Card) for Leanne Hickman

N00°51'21"E 2542.92'

N01°01'07"E 2480.21'

Line Table

#	BEARING	DISTANCE
1	N87°11'06"W	26.00'
2	S88°00'00"E	27.40'
3	S88°00'00"E	10.01'
4	S88°00'00"E	26.00'
5	S88°00'00"E	26.00'
6	N01°01'07"E	24.80'
7	N01°01'07"E	10.00'
8	S01°56'36"E	35.42'
9	S01°56'36"E	27.35'
10	N02°53'45"E	27.35'
11	N02°53'45"E	10.32'
12	N02°53'45"E	10.32'
13	S87°00'45"E	10.01'
14	S87°00'45"E	10.00'

Legend

- SET 1/2" x 16" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA S88°17'05" AND WHITE 2" x 2" WITNESS STAKE.
- SET 1/2" x 16" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA S88°17'05" AND 3/8" x 48" WHITE STAKE POST WITH LABEL MARKED "PICK".
- FOUND 1/2" x 16" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA S88°17'05" (AS SHOWN ON SURVEY FILED IN A.J. 2006090200000).
- SET WHITE 2" x 2" WITNESS STAKE.
- SOL. LOG POLE
- PROPOSED ACCESS LOCATIONS

