



200807290173

Skagit County Auditor

7/29/2008 Page 1 of 7 3:39PM

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 3 of SP PL-06-0902
Tax Parcel #: 350610-4-005-0400 (P126040)

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 3 of Skagit County Short Plat PL-06-0902 recorded under AF#200704160155, being a portion located in NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ 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

2442

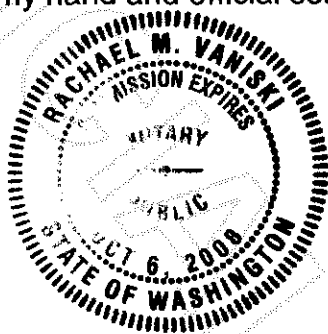
JUL 29 2008

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 3 of SP PL -06-0902
Tax Parcel # 350610-4-005-0400 (P126040)**

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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200311040051

Skagit County Auditor

11/4/2003 Page 1 of 2 9:25AM

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)
County of Skagit)

SS.

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 11-6-06
My commission expires: 11-6-06



200807290173
Skagit County Auditor

Legal Description

LEGAL DESCRIPTION:

The East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 10, Township 35 North, Range 6 East, N.M.

EXCEPT THE EAST 33.2 FEET OF THE SOUTH AND 7 FEET OF THAT PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, N.M., CLAIMED HEREIN BY THE SOUTHWEST CORNER OF THE SOUTH LINE OF 2008 SEVERAL FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, N.M.

AND EXCEPT THE SOUTH 100 FEET THEREOF, AS MORE FULLY SET FORTH IN A CERTAIN INSTRUMENT OF RECORD IN THE PUBLIC LANDS OFFICE AT WASHINGTON, D.C.

AND ALSO EXCEPT THE SOUTH 20 FEET THEREOF FOR "HAWKLEY CEMETERY ROAD"

KNOW ALL MEN BY THESE PRESENTS THAT WE
AS OUR FREE AND VOLUNTARY ACT AND DEED

10/1/80
 LEANNE HODGWAY
 DEAN RUSTEN
 WASHINGTON FEDERAL SAVINGS
 10/1/80

STATE OF WASHINGTON, COUNTY OF SPOKANE
I CERTIFY THAT I KNOW OF NO SATISFACTORY EVIDENCE THAT LEANNE HIGMAN SIGNED THIS INSTRUMENT
OR THAT ANY OTHER PERSON OR PERSONS MENTIONED IN THE INSTRUMENT
OR THAT ANY OTHER PERSON OR PERSONS MENTIONED IN THE INSTRUMENT
OR THAT ANY OTHER PERSON OR PERSONS MENTIONED IN THE INSTRUMENT

NOTARY SIGNATURE Alfonso M. Dominguez
DATE 11/15/10 MY APPOINTMENT EXPIRES 11/15/10

STATE OF WASHINGTON, COUNTY OF SPOKANE

DATE 4/13/87 MY APPOINTMENT EXPIRES 11/12/87

Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HEREINFORERE LEVIED
HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO
Book 11-10-10-11 4-18-67
WILLIAM J. WILSON, JR. DATE
SACRED COUNTY TREASURER

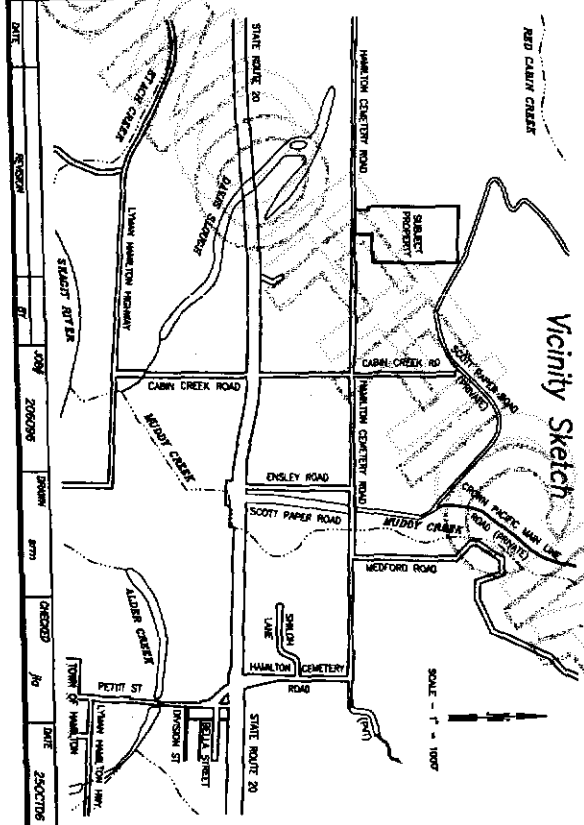
Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN
 168 (LAND DEVISIONS) THIS 16th DAY OF APRIL
 COUNTY ENGINEER

Owner/Developer

LEAHNE MCDONN AND JASON MATTHEW
(MCDONN) 811 ALEXANDER STREET
SEIRO-MOULLEY, WA 98284

Short Play (CARD) for Leanne Hickman

[illegible]

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806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



SURVEYOR'S CERTIFICATE



200807290115
Skagit County Auditor

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

Short Plot No. PL05-0902

ORDER OF SECTION 10 AS SHOWN ON SURVEY OF SECTION 10, TWP. 35 N., RNG. 6 E., W.M. A.C. 200807290173

Dedication

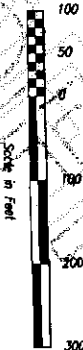
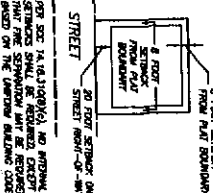
KNOW ALL PERSONS BY THESE PRESENTS THAT LEANNE HICKMAN AND JASON HICKMAN, THE OWNERS, IN FEE SIMPLE OF THE LAND AND HERETOFORE SUBDIVIDED UNDER SHORT PLAT NUMBER PL05-0902 AND HERETOFORE FEDERAL SURVEY, THE HICKMAN TRACT, HEREBY DEDICATE TO THE PUBLIC, TO THE USE OF THE PUBLIC, A ROAD 10 FEET WIDE, TO BE KNOWN AS THE HICKMAN ROAD, TO BE RUN ALONG THE NORTH LINE OF THE EXISTING HICKMAN 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 A 10' EASEMENT, OPERATION AND MAINTENANCE OF A WELL AND WATER LINE. A 10' EASEMENT IS HEREBY GRANTED TO LOT 1 OVER LOTS 2 AND 4 FOR A 10' EASEMENT, OPERATION AND MAINTENANCE OF A WELL AND WATER LINE. WELL PROTECTION ZONE EASEMENTS ARE GRANTED FOR THOSE PORTIONS OF THE WELLS SHOWN HEREON LYING OUTSIDE OF THE LOT BEING SERVED BY EACH OF THE SUBJECT WELLS.

Well Protection Zones, (WPZ's)

Minimum Setback Requirements



Address Range

FROM 3500 TO 34719 HAMILTON CEMETERY ROAD

1321.22'

500'56"10" W 1255.78'

12.40.10'

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