

**After Recording Return To:**  
**SKAGIT LAW GROUP, PLLC**  
**P. O. Box 336**  
**Mount Vernon, WA 98273**



200903190098

Skagit County Auditor

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## QUIT CLAIM DEED

GRANTOR: **BETTY J. KIRN**, Individually and as Personal Representative of the Estate of **GEORGE E. KIRN**, Deceased

GRANTEE: **BETTY J. KIRN**, a single person

Legal Description; Ptn SE ¼ of NE ¼, S32, T33N, R4E, W  
Abbreviated Form: SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Additional on Page: Exhibit "A"

Assessor's Tax Parcel Nos: 330432-1-014-0201; P104210

761  
MAR 19 2009

Amount Paid \$ 6  
Skagit Co. Treasurer  
By *nam* Deputy

THE GRANTOR, **BETTY J. KIRN**, individually and in her capacity as the duly appointed, qualified and acting Personal Representative for the Estate of **GEORGE E. KIRN**, Deceased (the "decedent"), under Snohomish County Superior Court Cause No. 08 4 01366 4 in distribution of said estate, hereby conveys and quitclaims to **BETTY J. KIRN**, a single person, as GRANTEE, that certain real property, which was the community property of **BETTY J. KIRN** and the decedent at the time of death of the decedent, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, and legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions and reservations of record.

**QUIT CLAIM DEED**

On recording this deed all right, title and interest in the above-described property shall vest in **BETTY J. KIRN** as her separate estate.

DATED: March 18, 2009.

*Betty J. Kirn*

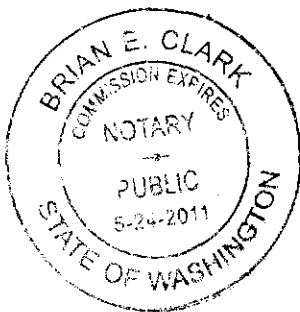
**BETTY J. KIRN**, Individually and as  
Personal Representative of the Estate of  
**George E. Kirn, Jr., Deceased**

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **BETTY J. KIRN** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the Estate of **GEORGE E. KIRN, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 18<sup>th</sup> day of March, 2009.



*Brian E. Clark*

Printed Name Brian E. Clark  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 5/11/2014

QUIT CLAIM DEED

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\\Maingate\shared\HOME\BRIAN\A - K\KIRN, George & Betty\Estate of George\Deed (1.4) 10



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**EXHIBIT "A"**  
**(Legal Description)**

That part of the following described Tract "X" lying Northerly of the following described Line 1:  
EXCEPT that part lying Westerly of the following described Line 2:

LINE 1:

Beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) H 16+08.31 PT and 50 feet Southerly from the H Line Survey of SR 5, 284<sup>th</sup> Street, N.W. to Conway Hill;  
thence Westerly to a point opposite HES H 12+19.19 PC and a distance of 60 feet Southerly therefrom;  
thence Northwesterly, parallel with said H Line to a point opposite HES H 8+00;  
thence Northwesterly to a point opposite HES H 7+00, and a distance of 50 feet Southerly therefrom;  
thence Northwesterly and parallel with said H Line to a point opposite HES H 2+00, and the end of Line 1 description.

LINE 2:

Beginning at a point opposite HES A 22+00 and 100 feet Northerly from the A Line Survey of said SR 5;  
thence Northeasterly to a point opposite HES A 25+00 and 150 feet Northerly therefrom;  
thence Northerly to a point opposite HES LR 540+00 and 340 feet Southwesterly from the LR Line Survey of said SR 5;  
thence Northwesterly to a point opposite HES LR 542+50 and 273 feet Southwesterly therefrom, and the end of Line 2 description.

Tract "X":

The Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 32, Township 33 North, Range 4 East, W.M.

EXCEPT the East 20 feet thereof as conveyed to Skagit County by deed recorded May 15, 1928, under Auditor's File No. 213245 (Vol. 147 of Deeds, page 232), and

EXCEPT the right-of-way for the as built and existing county road along the North line thereof, and

EXCEPT those portions deeded to the State of Washington by deeds recorded February 15, 1934 and June 5, 1956, under Auditor's File Nos. 260621 and 536972, respectively.

EXCEPTING FROM THE REMAINDER THEREOF, the following described tract:



**Exhibit "A"**  
**(Legal Description – continued)**

Beginning at the Southwest corner of said subdivision;  
thence South  $88^{\circ}46'12''$  East, along the South line of said subdivision 363.10 feet;  
thence North  $2^{\circ}16'09''$  East, parallel with the West line of said subdivision 534.39 feet to a point which lies 50.00 feet Southerly at right angles to the Highway Engineer's H Line Survey of SR 5, 284<sup>th</sup> Street N.W. to the Conway Hill;  
thence North  $68^{\circ}47'29''$  West, parallel with said H Line, 381.11 feet to a point opposite Highway Engineer's Station H 2+31.40 PT and 50.00 feet Southerly from said H Line;  
thence continuing Northwesterly parallel with said H Line along a curve concave to the North, having a radius of 200.00 feet, an arc distance of 2.72 feet to the intersection with the West line of said subdivision;  
thence South  $2^{\circ}16'09''$  West along said West line 665.58 feet to the point of beginning.

TOGETHER WITH reasonable access from the Northwesterly remnant of said Tract "X" to the Cul-de-sac and also reasonable access to the H Line from the Southerly remnant of Tract "X" as reserved in Decree of Appropriation filed March 6, 1973 in Skagit County Cause No. 32543.

Situate in the County of Skagit, State of Washington.



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