

201006170068

Skagit County Auditor

6/17/2010 Page 1 of 7 2:08PM

When recorded return to:

Richard H. Ball

~~2565 Dexter Ave., North #203
Seattle, WA 98109~~

P.O. BOX 1212
MOUNT VERNON, WA
98273

Filed for record at request of:

Richard H. Ball

QUIT CLAIM DEED

THE GRANTOR **Richard H. Ball as Personal Representative of the Estate of Edward G. Ball,**
Superior Court of Washington for King County, No. 10-4-00568-1

for and in consideration of transfer to heir **(WAC #458-61A-202)** conveys and quit claims to

THE GRANTEE Alexander Edward Ball, a single individual

the following described real estate, situated in the County of **Skagit**, State of Washington, together with all after acquired title of the grantor(s) therein.

That interest currently held of record by the estate of Edward G. Ball only, more fully described as follows:

A undivided one-half interest to those parcels described within that Statutory Warranty Deed, A.F.#8610160004 (EXHIBIT A, attached) and that Quit Claim Deed, A.F.#9110100011 (EXHIBIT B, attached); EXCEPT that property as conveyed to Richard H. Ball by Quit Claim Deed, A.F.#200003280099 (EXHIBIT C, attached); All Records of Skagit County, State of Washington.

Ptn. Lot 1 and the NE ¼ of NE ¼, Section 18; Ptn. SW ¼ of SW ¼ and SE, Section 7; ptn NW ¼ of NW ¼, Section 17; AND NW ¼ of SW ¼, Section 15; ALL WITHIN Township 34 N., Range 3 E.;

Situate in the County of Skagit, State of Washington.

Tax # p22023, p22107, p21203, p20306, p20290, p21201, p21202, p22108, p20304 & p22092

Dated: MAY 27, 2007 ^{ID RB}

Richard H. Ball, PERSONAL REPRESENTATIVE JUN 7 2010
Richard H. Ball as Personal Representative of the Estate of Edward G. Ball

[illegible]

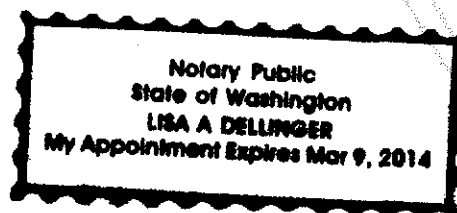
I certify that I know or have satisfactory evidence that Richard H. Ball is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 27th day of May, 2007.

Notary Public in and for the
State of Washington, residing at

State of Washington, residing at
Mount Vernon WA.

My appointment expires March 9, 2014



P20290 - XREF.ID 340212-0-001-0003 LOT 5

P20304 - XREF.ID 340213-0-001-0002 LOT 1 E OF TELEGRAPH

P20306 - XREF.ID 340213-0-003-0000 LOT 5 N & E OF HIGGINS SLO

P21201 - XREF.ID 340307-3-004-0000 SE1/4 OF SW1/4 EXCEPT PORTION OF THE FOLLOWING LYING WITHIN THE SE1/4 OF THE SW1/4. COMMENCING AT A POINT WHICH IS 145 FEET OPPOSITE AND SOUTHERLY OF HIGHWAY ENGINEER'S STATION 103+79.61 OF CENTER LINE OF SURVEY OF SR 536 (CURRENTLY SR20), MARCH POINT ROAD TO FREDONIA; THENCE PARALLEL TO SAID CENTER LINE SURVEY SOUTH 73-51-56 EAST (RECORD SOUTH 75-50-01 EAST) FOR A DISTANCE OF 805.12 FEET TO A POINT 145 FEET OPPOSITE AND SOUTHERLY OF STATION 11+84.73; THENCE SOUTH FOR DISTANCE OF 865.22 FEET TO A POINT ON THE NORTH LINE OF SAID SE1/4 OF THE SW1/4; THENCE PARALLEL WITH SAID NORTH LINE SOUTH 89-26-11 EAST FOR A DISTANCE OF 514.22 FEET; THENCE PARALLEL WITH AND 25 FEET OFFSET SOUTHERLY FROM THE NORTH LINE OF THE SW1/4 OF SE1/4 OF SAID SECTION 7, SOUTH 88-58-14 EAST FOR A DISTANCE OF 1253.78 FEET; THENCE SOUTH 00-34-06 WEST FOR A DISTANCE OF 1316.53 FEET; THENCE SOUTH 89-25-17 EAST, 36.67 FEET AND THE TERMINUS OF THIS CENTER LINE.

P21202 - XREF.ID 340307-4-001-0001 SW1/4 OF SE1/4 EXCEPT THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING WITH SW1/4 SE1/4 COMMENCING AT A POINT WHICH IS 145 FEET OPPOSITE SNF SOUTHERLY OF HIGHWAY ENGINEER'S STATION 103+79.61 OF CENTER LINE OF SURVEY OF SR 536 (CURRENTLY SR20) MARCH POINT ROAD TO FREDONIA; THENCE PARALLEL TO SAID CENTER LINE SURVEY SOUTH 73-51-56 EAST (RECORD SOUTH 75-50-01 EAST) FOR A DISTANCE OF 805.12 FEET TO A POINT 145 FEET OPPOSITE AND SOUTHERLY OF STATION 11+84.73; THENCE SOUTH FOR DISTANCE OF 865.22 FEET TO A POINT ON THE NORTH LINE OF SAID SE1/4 OF THE SW1/4; THENCE PARALLEL WITH SAID NORTH LINE SOUTH 89-26-11 EAST FOR A DISTANCE OF 514.22 FEET; THENCE PARALLEL WITH AND 25 FEET OFFSET SOUTHERLY FROM THE NORTH LINE OF THE SW1/4 OF SE1/4 OF SAID SECTION 7, SOUTH 88-58-14 EAST FOR A DISTANCE OF 1254.78 FEET; THENCE SOUTH 00-34-06 WEST FOR A DISTANCE OF 1316.53 FEET; THENCE SOUTH 89-25-17 EAST, 36.67 FEET AND THE TERMINUS OF THIS CENTER LINE.

P21203 - XREF.ID 340307-4-002-0000 SE1/4 OF SE1/4

P22023 - XREF.ID 340315-3-002-0002 NW1/4 SW1/4 LESS RD

P22092 - XREF.ID 340317-2-002-0002 NW1/4 OF NW1/4 LESS RD

P22107 - XREF.ID 340318-0-001-0006 LOT 1 NW1/4 NW1/4

P22108 - XREF.ID 340318-0-002-0005 LOT 2 N OF HIGGINS SLO



201006170068

Skagit County Auditor



**PIONEER NATIONAL
TITLE INSURANCE**

A TICOR COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

GOULD, SATTERBERG & MITCHEL
9832 15th Avenue S. W.
P. O. Box 46412
Seattle, WA 98106

3397
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

THIS SPACE RESERVED FOR RECORDER'S USE

JERRY MCINTIRE
SKAGIT COUNTY

'86 OCT 16 10:25

RECORDED
REQUEST BY

8610160004

REVENUE STAMPS

Exhibit 'A'

OCT 15 1986

Amount Paid \$ - 0 -

Rate \$1.00 per \$100

By *R. H. Ball* Deputy

THE GRANTOR RICHARD H. BALL, Executor of the Estate of Lucille R. Ball,
deceased, King County Probate No. 86-4-00235-6

for and in consideration of settlement of estate

in hand paid, conveys and warrants to RICHARD H. BALL and EDWARD G. BALL

an undivided one-half interest in
the following described real estate, situated in the County of
Washington

Skagit, State of

Lot 1, Section 18, township 34 north, range 3 east, W.M., and the follow-
ing described tract:

Beginning at the corner of sections 7, 12, 13 and 18 on the township line
between township 34 north, range 2 east, W.M. and township 34 north, range
3 east, W.M.; thence south along the township line 1320 feet; thence east
1295.6 feet; thence south 590.7 feet; thence north 74°30' west 556.5 feet;
thence south 78°15' west 486 feet; thence north 82°30' west 289.4 feet to
intersect the said township line at a point 1822.8 feet south of said corner
to sections 7, 12, 13 and 18; thence north 62° west 671 feet; thence north
41°45' west 250 feet; thence north 5° west 862 feet; thence north 20°15'
west 300 feet; thence north 6°45' west 224 feet; thence north 10°45' east
300 feet; thence north 28°30' east 400 feet; thence north 47°12' east 979.2
feet to intersect with the aforementioned township line; thence south along
said township line 1350.9 feet to the place of beginning, and together with
the following described tract:

The SW 1/4 of the SW 1/4 and the south half of the SE 1/4 of Section 7;
the NW 1/4 of the NW 1/4 of Section 17; and the NE 1/4 of the NE 1/4 of
Section 18, ALL in township 34 north, range 3 east, W.M., EXCEPT ditch and
dike rights of way and EXCEPT that portion thereof conveyed to Skagit
County for road purposes by deed dated Feb. 11, 1893 and recorded February
13, 1893, in Vol. 27 of deeds, page 426

The warranties contained herein bind the Estate of Lucille R. Ball and not the Executor
in his individual capacity.

Dated this 26th day of September, 1986.

Richard H. Ball (SEAL)
Richard H. Ball

STATE OF WASHINGTON.

County of KING

VOL 671 PAGE 226

On this day personally appeared before me RICHARD H. BALL
to me known to be the individual described in and who executed the within and foregoing instrument, and
acknowledged that he signed the same as his free and voluntary act and deed, for the
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26th day of September, 1986.

8610160004

Richard H. Ball
Notary Public in and for the State of Washington,
residing at Seattle
My appointment expires 1/23/86



201006170068

Skagit County Auditor



Filed for Record at Request of

AFTER RECORDING MAIL TO:

John E. Herzog, Attorney at Law
1516 Second Ave., Suite 300
Seattle, WA 98101

Richard Ball
2565 Dexter AVE N
Seattle, WA 98109

THIS SPACE RESERVED FOR RECORDER'S USE:

JERRY MCINTURFF
SKAGIT COUNTY AUDITOR

'91 OCT 10 AM 11:36

RECORDED _____ FILED _____
REQUEST OF _____

EXHIBIT 'B'

9110100011

FORM L 56 004

Quit Claim Deed

THE GRANTOR GLEN MILLER, individually and as devisee of the estate of
RUTH DUNLAP, and RUTH DUNLAP by her attorney in fact GLEN MILLER

for and in consideration of Ten dollars and other valuable consideration
convey and quit claim to RICHARD H. BALL and EDWARD BALL, as tenants in common
the following described real estate, situated in the County of Skagit

State of Washington including any interest therein which grantor may hereafter acquire:

The NW 1/4 of the SW 1/4 of Section 15, Township 34 North,
Range 3 East, W.M., EXCEPT road right-of-way.

4355
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

OCT 10 1991

Amount Paid \$ 18.92 int
16.50 per
Skagit County Treasurer
By: [Signature] Deputy

Dated this first day of March, 1991

(P22073) 340315-3-002-0002

By Glen Miller
Glen Miller

By Glen Miller Ruth Dunlap
Ruth Dunlap by her attorney in fact Glen Miller

By _____ By _____

STATE OF WASHINGTON

COUNTY OF Skagit } ss

On this day personally appeared before me

Glen Miller
to me known to be the individual described in and who
executed the within and foregoing instrument, and
acknowledged that Glen Miller signed the same as
his free and voluntary act and deed, for the
uses and purposes therein mentioned.

334 GIVEN under my hand and official seal this
day of June, 19 91

Dale E. Tanton
Notary Public in and for the State of Washington,
residing at Seattle WA
My appointment expires on 2-14-93

STATE OF WASHINGTON

COUNTY OF _____ } ss

On this day of _____, 19 _____
before me, the undersigned, a Notary Public in and for the State of Washington, duly
commissioned and sworn, personally appeared _____

and _____
to me known to be the _____ President and _____ Secretary,
respectively, of _____
the corporation that executed the foregoing instrument, and acknowledged the said in-
strument to be the free and voluntary act and deed of said corporation, for the uses
and purposes therein mentioned, and on oath stated that _____
authorized to execute the said instrument and that the seal affixed is the corporate
seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above
written.

Notary Public in and for the State of Washington, residing at _____
My appointment expires on _____

EXHIBIT 'C'

AFTER RECORDING MAIL TO:
Richard H. Ball
2565 Dexter Avenue North, #203
Seattle, WA 98109



200003280099
Kathy Hill, Skagit County Auditor
3/28/2000 Page 1 of 2 11:45:10AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-92487-E

QUIT CLAIM DEED

LAND TITLE COMPANY OF SKAGIT COUNTY

Grantor(s): EDWARD BALL, as to an undivided 1/2 interest, as his separate property
Grantee(s): RICHARD H. BALL, as his separate property
Abbreviated Legal: NE 1/4 of NE 1/4, 18-34-3 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s):

THE GRANTOR EDWARD BALL, as to an undivided 1/2 interest, as his separate property for and in consideration of Transfer between brothers for no consideration conveys and quit claims to RICHARD H. BALL, 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(s) therein:
See Attached Exhibit A

34499
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
Paid

MAR 28 2000

Amount Paid \$
By: Skagit County Treasurer Deputy

Dated February 29, 2000

Edward Ball
Edward Ball

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Edward Ball is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: February 29, 2000

Nancy Lea Cleave
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9-1-02



201006170068
Skagit County Auditor

page 2 of Exhibit 'C'

Exhibit A

The Northeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North,
Range 3 East, W.M., EXCEPT road along the Northwest lines thereof.

Situate in the County of Skagit, State of Washington.

200003280099
Kathy Hill, Skagit County Auditor
6/17/2010 Page 2 of 2 11:48:10AM



201006170068
Skagit County Auditor

FILED

10 JAN 19 AM 10:25

KING COUNTY
SUPERIOR COURT CLERK
SEATTLE, WA

CERTIFIED
COPY

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON
COUNTY OF KING

IN RE THE ESTATE OF

EDWARD G. BALL

DECEASED

NO: 10-4-00568-1 SEA

LETTERS TESTAMENTARY

(LTRTS)

The last will of the above named decedent was duly exhibited, proven and filed on January 19, 2010 . It appears in and by said will that: RICHARD H. BALL is named Executor(s) and by order of this court is authorized to execute said will according to law.

WITNESS my hand and seal of said Court: January 19, 2010.

BARBARA MINER
King County Superior Court Clerk

By: A. GALLARDO, Deputy Clerk

STATE OF WASHINGTON)
County of King)

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington, for the County of King, do hereby certify that I have compared the foregoing copy with the original instrument as the same appears on file and of record in my office, and that the same is a true and perfect transcript of said original and of the whole thereof. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Superior Court at my office at Seattle on this date JAN 19 2010.

BARBARA MINER, Superior Court Clerk

By: A. GALLARDO, Deputy Clerk

• NOT OFFICIAL WITHOUT SEAL •



201006170068
Skagit County Auditor