



201409190049

Skagit County Auditor

\$75.00

9/19/2014 Page

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4 11:17AM

After Recording, Return to:

Ronald G. Housh
Ronald G. Housh, P.S.
21411 Blue Jay Place
Seattle, WA 98274



201407250061

Skagit County Auditor

\$75.00

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4 1:38PM

Re-record to include excise stamp

DOCUMENT TITLE:	ORDER OF ADJUDICATION OF INTESTACY – DECREE OF DISTRIBUTION LAND TITLE OF SKAGIT COUNTY
REFERENCE NUMBER(S):	P100927 – PARCEL ID. 149128-0E
GRANTOR(S):	ESTATE OF PATRICIA A. LEE
GRANTEE(S):	BARBIE E. MCALLISTER
LEGAL DESCRIPTION:	<p>THAT PORTION OF LOTS 1 AND 2 OF SKAGIT COUNTY SHORT PLAT NUMBER 91-070 APPROVED FEBRUARY 11, 1994 AND FILED IN VOLUME 11 OF SHORT PLATS PAGE 60 RECORDED FEBRUARY 11, 1994 UNDER AUDITOR'S FILE NUMBER 9402110126 BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 TOWNSHIP 35 NORTH RANGE 8 EAST W.M. LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 THENCE NORTH 00 DEGREES 28'59" WEST ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 253.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 21'53" WEST A DISTANCE OF 313.60 FEET TO THE MIDPOINT OF THE WEST LINE OF SAID LOT 2 THENCE CONTINUING SOUTH 88 DEGREES 21'53" WEST A DISTANCE OF 292.80 FEET TO A POINT ALONG THE WEST LINE OF SAID LOT 1 WHICH IS 293.71 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1 SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER UNDER AND THROUGH THE WEST 30 FEET OF THE SOUTH 30 FEET OF LOT 3 OF SAID SHORT PLAT NUMBER 91-070 Situate in Skagit County, State Washington</p>
ASSESSOR'S PARCEL NO.:	350808-4-001-0509

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2014 JUL 25 PM 1:28

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

In RE: the Estate of:

PATRICIA A. LEE,

Deceased.

No. **14 4 00263**

ORDER OF ADJUDICATION OF
INTESTACY AND HEIRSHIP -
DECREE OF DISTRIBUTION (RCW
11.28.330 AND 11.28.340)

THIS MATTER having come before the Court on the Petition and Notice of Adjudication of Intestacy and Heirship - Decree of Distribution by Petitioner Barbie E. McAllister; attorney Ronald G. Housh appearing on behalf of Petitioner; and the Court having reviewed the Petition and Notice and being otherwise fully advised; it is hereby:

ORDERED ADJUDGED AND DECREED as follows:

1. Decedent Patricia A. Lee died on February 19, 2014 in Skagit County, Washington intestate, i.e. without a will.
2. The persons entitled to receive assets of Decedent's estate or to claim entitlement to receive assets of Decedent's estate are set forth in the Petition and Notice.
3. Each such person has waived notice of this hearing and has otherwise consented to the entry of this Order.

ORDER - 1

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143475
SEP 19 2014

Law Offices of
Ronald G. Housh, P.S.
21411 Blue Jay Place
Mt. Vernon, Washington 98274
(360) 445-3327 FAX: (206) 464-0461

Amount Paid \$
Skagit Co. Treasurer
By *man* Deputy



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\$75.00
411:17AM

4. Petitioner Barbie E. McAllister is entitled to and does hereby receive distribution of all right, title and interest of decedent Patricia A. Lee in and to the real property described as follows:

Street address: 43609 S. Skagit Highway, Concrete, WA

Legal Description:

THAT PORTION OF LOTS 1 AND 2 OF SKAGIT COUNTY SHORT PLAT NUMBER 91-070 APPROVED FEBRUARY 11, 1994 AND FILED IN VOLUME 11 OF SHORT PLATS PAGE 60 RECORDED FEBRUARY 11, 1994 UNDER AUDITOR'S FILE NUMBER 9402110126 BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 TOWNSHIP 35 NORTH RANGE 8 EAST W.M. LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 THENCE NORTH 00 DEGREES 26'59" WEST ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 253.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 21'53" WEST A DISTANCE OF 313.60 FEET TO THE MIDPOINT OF THE WEST LINE OF SAID LOT 2 THENCE CONTINUING SOUTH 88 DEGREES 21'53" WEST A DISTANCE OF 292.80 FEET TO A POINT ALONG THE WEST LINE OF SAID LOT 1 WHICH IS 293.71 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1 SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND THROUGH THE WEST 30 FEET OF THE SOUTH 30 FEET OF LOT 3 OF SAID SHORT PLAT NUMBER 91-070.

Situate in Skagit County, State Washington

Tax Account No. 350808-4-001-0509

Parcel Id. No. P100927

Done in open Court this 25 day of July 2014.


Judge/Court Commissioner

Presented by:

RONALD G. HOUSH, P.S.

By: 

Ronald G. Housh
WSBA No. 7658
Attorney for Petitioner

ORDER - 2

Law Offices of
Ronald G. Housh, P.S.
21411 Blue Jay Place
Mt. Vernon, Washington 98274
(360) 445-3327 FAX: (206) 464-0461



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STATE OF WASHINGTON
COUNTY OF SKAGIT

I, Auditor of Skagit County, State of Washington, do hereby
certify that the foregoing instrument is a true and correct copy
of the original now on file in my office.
IN WITNESS WHEREOF, I hereunto set my hand and seal

my office file 15 day of Sept 2014
by [Signature] Auditor Deputy



State of Washington, } ss.
County of Skagit

I, Nancy K. Scott, 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 2
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 25 day of July
2014. Nancy K. Scott, County Clerk.

By [Signature]
Deputy Clerk

