



201605160109

Skagit County Auditor

\$76.00

5/16/2016 Page

1 of

4 10:51AM

When Recorded Return To:

K. T. Esp, Attorney at Law  
301 Prospect Street  
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20161903  
MAY 16 2016

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

DOCUMENT TITLE: QUIT CLAIM DEED

REFERENCE NUMBER OF RELATED DOCUMENT: 200312010231

GRANTOR: MELINDA GAY VAN DEN TOP, PERSONAL REPRESENTATIVE OF THE ESTATE OF JEFFREY DEAN VAN DEN TOP

ADDITIONAL GRANTOR: N/A

GRANTEE: MELINDA GAY VAN DEN TOP

ADDITIONAL GRANTEE: N/A

ABBREVIATED LEGAL DESCRIPTION: PORTION OF SEC 29 TWP 34N R5E, W.M. AND EASEMENT OVER PORTION SEC 30 TWP 34N R5E, W.M. UNDER AUDITOR FILE NO. 392877 AND 8104150034

ADDITIONAL LEGAL DESCRIPTION: PAGE 3

ASSESSOR'S TAX/PARCEL NUMBER: P30435; P30436; P30437

**QUIT CLAIM DEED**

The undersigned Grantor, Melinda Gay Van Den Top, as the duly appointed, qualified and acting **PERSONAL REPRESENTATIVE OF THE ESTATE OF JEFFREY DEAN VAN DEN TOP**, Deceased, in Probate Cause No. 15 4 00582 4, in Whatcom County Superior Court of Washington, and not in her individual capacity, as a distribution of the estate pursuant to Will, conveys and quit claims to **MELINDA GAY VAN DEN TOP**, individually, her 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:

**PARCEL "A":**

The North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

The South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  and the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

**PARCEL "C":**

The Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

**PARCEL "D":**

The above described Parcels "A" and "B" are together with that certain 20 foot wide road easement over and across the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30, Township 34 North, Range 5 East, W.M., as conveyed by instrument recorded June 13, 1946, under Auditor's File No. 392877, records of Skagit County, ALSO TOGETHER WITH that certain 20 foot wide road easement over and across the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 30, Township 34 North, Range 5 East, W.M., as conveyed by instrument recorded April 15, 1981, under Auditor's File No. 8104150034, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

The above described Parcel "C" is together with a 30 foot wide easement for ingress, egress and utilities,

TOGETHER WITH the right to make cuts and fills, the centerline of which easement shall be as follows:

Beginning at the Northwest corner of the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 5 East, W.M.;

thence East along the North property line of such parcel, a distance of 15 feet to the true point of beginning; thence South parallel to and 15 feet East of the West line of such parcel, and South parallel to and 15 feet East of the West line of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  and the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 5 East, W.M., provided, however, that in the event construction at such location shall be impractical, the easement identified above may be located upon the property herein conveyed to such location, nearest to the centerline described above as may be practical.

Situate in the County of Skagit, State of Washington.

DATED this 12 day of May, 2016.


Melinda G. Van Den Top  
Melinda Gay Van Den Top  
Personal Representative of  
the Estate of Jeffrey Dean Van Den Top  
and Not in Her Individual Capacity

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF WHATCOM )

I certify that I know or have satisfactory evidence that Melinda Gay Van Den Top is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the **PERSONAL REPRESENTATIVE OF THE ESTATE OF JEFFREY DEAN VAN DEN TOP**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 12 day of May, 2016.

(SEAL/STAMP)

  
NOTARY PUBLIC  
Printed Name: K. T. Esp  
My Commission Expires: August 15, 2016

