

**After Recording Return To:**

**Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273**



201608030027

Skagit County Auditor

\$76.00

8/3/2016 Page

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4 11:01AM

**QUITCLAIM DEED**

**GRANTOR: KATHLEEN GAMBLE**, as Personal Representative of the  
Estate of **JOHN DANIEL SQUIRES**, Deceased

**GRANTEE: STEVEN N. SQUIRES**, a single man

Abbreviated Legal: PTN 36-36-2

Additional Legal on Page: Exhibit "A"

Assessor's Tax Parcel Nos: 360236-0-008-0006 (P47446)  
360236-3-001-0007 (P47495)  
360236-0-011-0001 (P47450)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 3345  
AUG 03 2016

Amount Paid \$0  
Skagit Co. Treasurer  
By *mm* Deputy

THE GRANTOR, **KATHLEEN E. GAMBLE**, in her capacity as the duly appointed Personal Representative of the Estate of **JOHN DANIEL SQUIRES**, Deceased (the "decedent"), under Skagit County Superior Court Cause No. 15-4-00256-2, in distribution of said Estate pursuant to the Agreement Among Interested Parties as to Disposition of Real Property filed under Skagit County Superior Court Cause No. 15-4-00256-2 on July 22, 2016, hereby conveys and quit claims to **STEVEN N. SQUIRES**, a single man, as GRANTEE, all of Grantor's interest, together with all after-acquired title of the Grantor, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

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

SUBJECT TO: Easements, restrictions, and reservations of record.

DATED: July 15, 2016.

**Estate of JOHN DANIEL SQUIRES,  
Deceased**

By Kathleen E. Gamble  
**KATHLEEN E. GAMBLE**  
Personal Representative

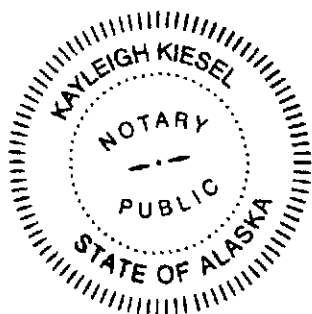
STATE OF ALASKA

FIRST JUDICIAL DISTRICT

} ss.

I certify that I know or have satisfactory evidence that **KATHLEEN E. GAMBLE** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it as the Personal Representative of the **Estate of JOHN DANIEL SQUIRES, 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 15 day of July, 2016.



Kayleigh Kiesel  
Printed Name Kayleigh Kiesel  
NOTARY PUBLIC in and for the State of Alaska  
My Commission Expires 9/18/18

## EXHIBIT "A"

### Legal Description:

That portion of Government Lot 3 in the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  in Section 36, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of Government Lot 3 of said Section 36; thence North  $1^{\circ}31'00''$  West along the West line of said Government Lot 3, a distance of 374.94 feet to a point on a curve on the South line of the Samish Island County Road No. XXXXIII, at which point the tangent to the curve bears North  $79^{\circ}15'23''$  East; thence Northeasterly along said  $2^{\circ}57'13''$  curve to the left, having a radius of 1939.86 feet, a distance along the arc of 34.12 feet; thence North  $78^{\circ}15'00''$  East along the Southerly side of said County road, a distance of 813.17 feet; thence along a  $22^{\circ}20'22''$  curve to the right having a radius of 256.48 feet, a distance along the arc of 162.01 feet; thence South  $24^{\circ}26'36''$  East, at right angles to said curve, a distance of 10.00 feet to a point on a curve, at which point the tangent to said curve bears South  $65^{\circ}33'24''$  East; thence Southeasterly along said  $21^{\circ}30'03''$  curve to the right, having a radius of 265.48 feet, a distance along the arc of 168.30 feet; thence South  $29^{\circ}22'15''$  East, a distance of 27.89 feet to a point in the centerline of Siwash Slough; thence along the centerline of Siwash Slough South  $41^{\circ}09'57''$  West, a distance of 133.76 feet; thence South  $5^{\circ}14'04''$  West, a distance of 373.92 feet; thence South  $47^{\circ}32'53''$  West, a distance of 251.73 feet; thence South  $75^{\circ}20'08''$  West, a distance of 484.24 feet; thence South  $9^{\circ}54'09''$  West, a distance of 282.67 feet; thence South  $41^{\circ}56'57''$  West, a distance of 115.71 feet; thence South  $46^{\circ}13'40''$  West, to the West line of the said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence North along said West line to the point of beginning.

EXCEPT that portion conveyed to Skagit County by deed recorded March 15, 1973, under Auditor's File No. 781932.

TOGETHER WITH that portion of Government Lot 5 in the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 36, Township 36 North, Range 2 East, W.M., lying Northeasterly of the Government Meander line and Northerly of Siwash Slough.

EXCEPT dike and ditch rights of way.

Situate in the County of Skagit, State of Washington.

**SUPERIOR COURT OF THE STATE OF WASHINGTON  
FOR SKAGIT COUNTY**

ESTATE OF:	)	CASE NO. 15-4-00265-1
	)	
JOHN DANIEL SQUIRES	)	
	)	LETTERS TESTAMENTARY
Deceased	)	

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I. BASIS

1.1 The last will of JOHN DANIEL SQUIRES late of JUNEAU, State of ALASKA was duly exhibited proven and recorded in this court on JULY 8, 2015.

1.2 In that will KATHLEEN ELAINE GAMBLE is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT KATHLEEN ELAINE GAMBLE is authorized by this court to execute the will of the above decedent according to law.

DATED JULY 8, 2015

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY KRISTEN A. DENTON, Deputy Clerk

III. CERTIFICATE OF COPY

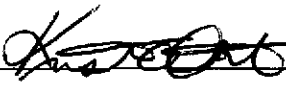
STATE OF WASHINGTON    )  
                                  ) ss  
COUNTY OF SKAGIT     )

I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on JULY 8, 2015.

I further certify that these letters are now in full force and effect.

DATED 7/9/15

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY  Deputy Clerk

