



201608030079

Skagit County Auditor

8/3/2016 Page

1 of

4

\$76.00

2:45PM

RETURN TO:

Patrick Hayden
PO Box 454
Sedro-Woolley, WA 98284

DOCUMENT TITLE(S) *(or transactions contained herein):*

QUIT CLAIM DEED

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S) *(Last name, first name and initials):*

1. **Dexter, T. Lane, as PR of Estate of Ralph E. Dexter**

GRANTEE(S) *(Last name, first name and initials):*

1. **Kubeck, Lyric T. Dexter**
- 2.

LEGAL DESCRIPTION *(Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).*

NW 1/4 of SE ¼, Sec. 8, T35N, R11E, W.M.

Situated in the County of Skagit, State of Washington.

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

P45967 & P45972

ORIGINAL

QUIT CLAIM DEED

The Grantor, **T. LANE DEXTER**, as **Personal Representative for the Estate of Ralph F. Dexter**, **Skagit County Superior Court Cause No. 14-4-00386-2**, conveys and quit claims to **LYRIC T. DEXTER KUBECK**, as her separate property, the following described real property, together with any after-acquired interest of Grantor:

All that portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8, Township 35 North, Range 11 East, W.M., lying Southerly of a line drawn parallel with and 300 feet Northerly of the centerline of the Cascade Highway as the same existed on September 16, 1948, and lying Northerly of North line of said Road;

EXCEPT therefrom, any portion thereof lying within the boundaries of the existing Highway;

AND ALSO EXCEPT therefrom, that certain track of land conveyed to Ray Moore Construction, Inc., by Deed recorded September 30, 1971, under Auditor's File No. 758719, (a correction of deed recorded under Auditor's File No. 756997), records of Skagit County, Washington

TOGETHER WITH the West 120 feet of the following described tract:

That portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 8, Township 35 North, Range 11 East, W.M., lying South of a line that is 300 feet North of the center line of the Cascade Highway and lying West of the following described line: Beginning at the intersection of the East line of said subdivision with the North line of the Cascade Highway; thence Northwesterly along the North line of said Highway, a distance of 700 feet to the point of beginning of the line being described; thence North parallel with the East line of said Highway, being the terminal point of the line being described.

EXCEPT from the above, that portion thereof lying within the right-of-way of the Cascade Highway.

EXCEPT the following described Parcel conveyed by Transfer on Death Deed recorded in Auditor's File No. 201409260056, Death Certificate recorded in Auditor's File No. 201501090063:

That portion of the Southeast $\frac{1}{4}$ of Section 8, Township 35 North, Range 11 East, W.M., described as follows: Beginning at the intersection of the West line of said Southeast $\frac{1}{4}$ and the North line of the Cascade Highway right-of-way, as said right-of-way existed on April 15, 1954; thence East along the North line of said right-of-way 500 feet to the true point of beginning; thence continuing East along the North line of said right-of-way, 208.6 feet; thence North 208.6 feet; thence West 208.6 feet to a point which lies 208.6 feet North of the point of beginning; thence South to the true point of beginning. TOGETHER WITH the 1962 American 50X10 mobile home that is located on said parcel.

Situated in the County of Skagit, State of Washington.

Tax ID Nos.: P45967 & P45972

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3364
AUG 03 2016

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

DATED this 11 day of ~~June~~^{July}, 2016.

T. Lane Dexter
T. Lane Dexter
as Personal Representative of the Estate of Ralph F. Dexter

STATE OF WASHINGTON)
 : SS.
COUNTY OF SKAGIT)

On this day personally appeared before me **T. Lane Dexter**, to me known to be the Personal Representative for the Estate of Ralph F. Dexter 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 of said Estate, for the uses and purposes therein mentioned.

Given under my hand and official seal this 11 day of ~~June~~^{July}, 2016.

Patrick M. Hayden
Notary Public in and for the State of
Washington, residing at Sedro Woolley.
My Commission Expires: 4-27-17
Print Name: Patrick M. Hayden

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

ESTATE OF: RALPH F. DEXTER Deceased	CASE NO. 14-4-00386-2 LETTERS TESTAMENTARY
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1.1 The last will of RALPH F. DEXTER late of Skagit County was duly exhibited proven and recorded in this court on NOVEMBER 5, 2014.

1.2 In that will T. LANE DEXTER named personal representative.

1.3 The personal representative has qualified.

SKAGIT COUNTY, WASH
FILED

NOV 05 2014

NANCY K. SCOTT, CO. CLERK
Deputy

II. CERTIFICATION

THIS IS TO CERTIFY THAT T. LANE DEXTER is authorized by this court to execute the will of the above decedent according to law.

DATED NOVEMBER 5, 2014

NANCY SCOTT
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY KRISTEN DENTON, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

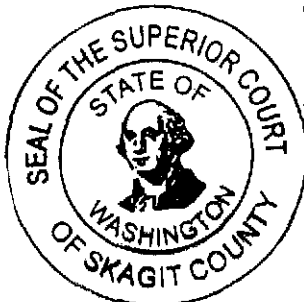
) ss

I, MAVIS E. 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 NOVEMBER 5, 2014.

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

DATED 7-18-2016

MAVIS E. BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT



BY [Signature] Deputy Clerk