

**After Recording Return To:**

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



Skagit County Auditor  
9/15/2016 Page

1 of

\$77.00

5 11:18AM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20164146  
SEP 15 2016

Amount Paid \$ *5.00*  
Skagit Co. Treasurer  
By *NLM* Deputy

**QUITCLAIM DEED**

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

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

Abbreviated Legal: Ptn Gov. Lots 3, 5, 6, 7 & 8 & Ptn NE SW, 36-36-2 E W.M.

Additional Legal on Page: Exhibit "A"

Assessor's Tax Parcel Nos: 360236-0-013-0009 (P47452)  
360236-0-014-0008 (P47453)  
360236-0-016-0006 (P47455)  
360236-0-007-0007 (P47444)  
360236-3-002-0006 (P47496)

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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: 8/29, 2016.

**Estate of JOHN DANIEL SQUIRES,  
Deceased**

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

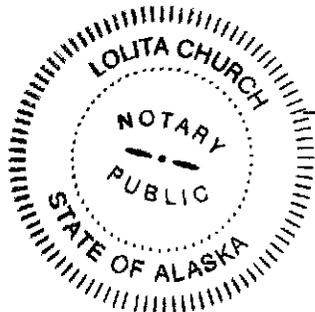
STATE OF ALASKA

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 29 day of August, 2016.



*Lolita Church*  
Printed Name Lolita Church  
NOTARY PUBLIC in and for the State of Alaska  
My Commission Expires 07/04/16

## EXHIBIT "A"

### Legal Description:

That portion of Government Lots 3, 5, 6, 7 and 8; the Northeast ¼ of the Southwest ¼; and the Southwest ¼ of the Southeast ¼; all in Section 36, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at a point on the East line of said Government Lot 7, which point bears North 1°35'00" West, a distance of 1,051.16 feet from the South ¼ corner of said Section 36;  
thence South 89°23'00" West a distance of 1,003.20 feet to a point on the Government meander line along the West line of said Section 36;  
thence North 21°25'57" West along said Government meander line, a distance of 92.45 feet;  
thence North 63°10'57" West, a distance of 354.19 feet;  
thence North 2°40'57" West, a distance of 154.56 feet;  
thence North 43°40'57" West, a distance of 80.50 feet to a point in the centerline of Siwash Slough;  
thence North 46°13'40" East along the centerline of said Siwash Slough, a distance of 392.03 feet;  
thence North 41°56'57" East, a distance of 115.71 feet;  
thence North 9°54'09" East, a distance of 282.67 feet;  
thence North 75°20'08" East, a distance of 484.84 feet;  
thence North 47°32'53" East, a distance of 231.73 feet;  
thence North 5°14'24" East, a distance of 373.92 feet;  
Thence North 41°09'57" East, a distance of 155.02 feet;  
thence North 67°50'00" East a distance of 115.56 feet to a point on the Westerly line of that certain tract conveyed to Floyd G. Squires, Sr., by J. T. Squires, Sr. recorded November 29, 1939, in Volume 178 of Deeds, page 345, records of Skagit County, Washington and filed under Auditor's File No. 319462;  
thence South 6°36'27" West along the Westerly line of the aforementioned tract, a distance of 82.50 feet;  
thence South 71°53'33" East, a distance of 290.40 feet;  
thence North 76°25'29" East, a distance of 33.15 feet;  
thence North 21°30'33" West, a distance of 146.08 feet to a point on the Government meander line along the East side of said Section 36;  
thence South 31°23'33" East along said Government meander line, a distance of 388.21 feet;  
thence South 35°53'33" East, a distance of 582.52 feet;  
thence South 49°23'33" East, a distance of 970.87 feet;  
thence South 46°23'33" East, a distance of 596.75 feet to a point that bears North 89°23'00" East a distance of 1,834.04 feet from the point of beginning;  
thence South 89°23'00" West, a distance of 1,834.04 feet to the point of beginning.

EXCEPT THEREFROM the County Road which runs through said Government Lots 3 and 6 and the Southwest ¼ of the Southeast ¼ of said Section 36 and more particularly described as follows:

Beginning at a point on the West line of the Southwest ¼ of the Southeast ¼ of said Section 36, which point bears North 1°35'00" West a distance of 1,051.16 feet from the Southwest corner of said subdivision;

-continued-

**EXHIBIT "A"**

**DESCRIPTION CONTINUED:**

thence North 89°23'00" East a distance of 770.86 feet to a point on the Westerly line of said County Road, which point is the true point of beginning of this description;  
thence North 29°22'15" West along the Westerly line of said County Road, a distance of 1,401.44 feet;  
thence North 60°37'45" East, a distance of 10.00 feet;  
thence North 29°22'15" West, a distance of 691.61 feet to a point on the centerline of Siwash Slough;  
thence North 41°09'57" East, a distance of 21.24 feet to a point on the centerline of said County Road;  
thence North 67°50'00" East, a distance of 20.16 feet to a point on the Easterly line of said County Road;  
thence South 29°22'15" East along the Easterly line of said County Road, a distance of 2,121.65 feet to a point that bears North 89°23'00" East, a distance of 57.03 feet from the true point of beginning;  
thence South 89°23'00" West, a distance of 57.03 feet to a point on the Westerly line of said County Road and the true point of beginning of this description,

AND EXCEPTING from said premises any dike or ditch rights of way.

Situate in the County of Skagit, State of Washington.

