



201702020052

Skagit County Auditor

\$77.00

2/2/2017 Page

1 of

5 3:20PM

**After Recording Return To:**  
**SKAGIT LAW GROUP, PLLC**  
**P. O. Box 336**  
**Mount Vernon, WA 98273**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017449  
FEB 02 2017

Amount Paid \$77.00  
Skagit Co. Treasurer  
By *mm* Deputy

**QUIT CLAIM DEED**

---

**GRANTOR:** **SHIRLEE D. CHRISTENSEN MOSTAD,**  
Personal Representatives of the Estate of **ARVID O. MOSTAD, Deceased**

**GRANTEE:** **SHIRLEE D. CHRISTENSEN MOSTAD** and  
**MATTHEW A. MOSTAD,**  
Co-Trustees of the *Arvid O. Mostad Marital Trust uwd 10/25/2013*  
*An undivided one-half fractional interest as tenant in common*

**Legal Description:** Lots 13-16, Block 20; Lots 13-16, Block 21; Lots 13-16, Block 27; Townsite of Gibraltar

**Abbreviated Form:**

**Additional on Page:** Exhibit A

**Assessor's Tax Parcel Nos:** 4109-027-015-0008; P73537; 4109-027-016-0007; P73538; 340217-0-042-0009; P20420; 340217-0-041-0000; P20419

---

THE GRANTOR, **SHIRLEE D. CHRISTENSEN MOSTAD**, in her capacity as the duly appointed, qualified and acting Personal Representative for the Estate of **ARVID O. MOSTAD, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 16 4 00106 8, in distribution of said estate, hereby conveys and quitclaims to **SHIRLEE D. CHRISTENSEN MOSTAD** and **MATTHEW A. MOSTAD, Co-Trustees of the Arvid O. Mostad Marital Trust uwd 10/25/2013**, as GRANTEE, an undivided one-half fractional interest as tenant in common in and to that certain real property, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, and legally described as follows:

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

SUBJECT TO: Easements, restrictions and reservations of record.

On recording this deed the former community property interest of **ARVID O. MOSTAD** (now deceased) and **SHIRLEE D. CHRISTENSEN MOSTAD** in the above described property shall vest in **SHIRLEE D. CHRISTENSEN MOSTAD**, a single woman, as to an undivided one-half fractional interest as tenant in common, and the *Arvid O. Mostad Marital Trust und 10/25/2013*, as to an undivided one-half fractional interest as tenant in common.

DATED: January 31, 2017.

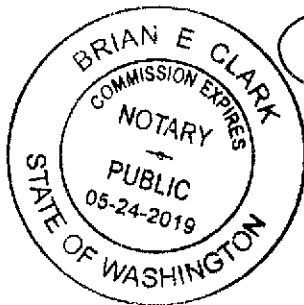
**Estate of ARVID O. MOSTAD, Deceased,**  
Grantor

*Shirlee D. Christensen Mostad*  
**SHIRLEE D. CHRISTENSEN MOSTAD,**  
Personal Representative

STATE OF WASHINGTON  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **SHIRLEE D. CHRISTENSEN MOSTAD** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the **Personal Representative** of the **Estate of ARVID O. MOSTAD, 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 31<sup>st</sup> day of January 2017.



*Brian E. Clark*  
Printed Name BRIAN E. CLARK  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 5/24/2019

**EXHIBIT A**  
**(Legal Description)**

Parcel "A"

That portion of Lot 16, Block 20, lying South of the County Road as conveyed to Skagit County by Deed filed for record under Auditor's File No. 394002, records of said County, and all of Lot 16, Block 21, and Lot 16, Block 27, "PLAT OF THE TOWNSITE OF GIBRALTER", according to the plat thereof recorded in Volume 1 of Plats, page 19, records of Skagit County, Washington;

TOGETHER WITH the East ½ of vacated Island Street lying South of said County Road and those portions of vacated Miller Street and Fidalgo Street lying Westerly of the Easterly line of said Lot 16, Block 20, produced Southerly;

EXCEPT any portion thereof lying within the right-of-way conveyed to Skagit County by Deed filed for record under Auditor's File No. 342050, records of Skagit County, Washington;

ALSO EXCEPT any portion thereof lying below the line of mean high tide or the meander line, whichever is farther out;

TOGETHER WITH all tide lands of the Second Class extending to extreme low tide in front of, adjacent to or abutting upon that portion of the Government Meander Line in front of Lot 16, Block 27, "PLAT OF GIBRALTER", according to the plat thereof recorded in Volume 1 of Plats, Page 19, records of Skagit County, Washington;

ALSO TOGETHER WITH tide lands of the Second Class extending to the line of extreme low tide in front of, adjacent to or abutting upon that portion of Government Meander Line in front of the East 50 feet of vacated Island Street, in "PLAT OF GIBRALTER", according to the plat thereof recorded in Volume 1 of Plats, Page 19, records of Skagit County, Washington.

Parcel "B"

Those portions of Lots 13, 14, and 15, Block 20, lying South of the County Road as conveyed to Skagit County by Deed filed for record under Auditor's File No. 394002, records of said County, and all of Lots 13, 14, and 15, Block 21, and Lots 13, 14, and 15, Block 27, "PLOT OF THE TOWNSITE OF GIBRALTER", according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 1 of Plats, Page 19;

TOGETHER WITH those portions of vacated Miller Street and Fidalgo Street lying between the Easterly line of said Lot 13, Block 20, and the Westerly line of said Lot 15, Block 20, both produced Southerly;

UNOFFICIAL DOCUMENT

EXCEPT any portion thereof lying within the right-of-way conveyed to Skagit County by Deed filed for record under Auditor's File No. 342050, records of said County;

AND EXCEPT any portion thereof lying below the line of mean high tide or the meander line, whichever is farthest out;

TOGETHER WITH that portion of the tide lands of the Second Class as conveyed by the State of Washington, extending to the line of extreme low tide, situate in front of, adjacent to or abutting upon that portion of the Government line in front of Lot 1, Section 20, Township 34 North, Range 2 East, W.M., described as follows:

Tide lands of Second Class extending to the line of extreme low tide situated in front of, adjacent to or abutting upon Lots 13, 14, and 15, Block 27, "PLOT OF THE TOWNSITE OF GIBRALTER", according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 1 of Plats, page 19.

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

ESTATE OF:  ARVID O. MOSTAD  Deceased	CASE NO. 16---4-00106-8  LETTERS TESTAMENTARY
---	---

1.1 The last will of ARVID O. MOSTAD late of Skagit County was duly exhibited proven and recorded in this court on MARCH 22, 2016.

1.2 In that will SHIRLEE D. CHRISTENSEN MOSTAD named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT SHIRLEE D. CHRISTENSEN MOSTAD is authorized by this court to execute the will of the above decedent according to law.

DATED MARCH 22, 2016

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 MARCH 22, 2016.

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

DATED 3-22-16 MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT



BY Kristen A. Denton Deputy Clerk