

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



201702130069
Skagit County Auditor \$75.00
2/13/2017 Page 1 of 3 11:05AM

QUIT CLAIM DEED

GRANTOR: **BARBARA F. EVANS**, Individually and as Personal Representative of the Estate of **FREDRICK R. EVANS**, Deceased

GRANTEE: **BARBARA F. EVANS**, a single woman

Legal Description
Abbreviated Form: Lot 10, Blk 16, Plat of Clearlake
Additional on: Pages 1 and 2
Assessor's Tax Parcel Nos: 4138-016-010-0001; P74876

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017570
FEB 13 2017
Amount Paid \$⁷⁵
Skagit Co. Treasurer
By *ham* Deputy

THE GRANTOR, **BARBARA F. EVANS**, individually and in her capacity as the duly appointed, qualified and acting Personal Representative for the Estate of **FREDRICK R. EVANS, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 16 4 00270 6, in distribution of said estate, hereby conveys and quitclaims to **BARBARA F. EVANS**, a single woman, as GRANTEE, that certain real property, which was the community property of **BARBARA F. EVANS** and the decedent at the time of death of the decedent, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, and legally described as follows:

Parcel A

Lot 10, Block 16, PLAT OF CLEARLAKE, according to the plat thereof, recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington.

Parcel B

An easement for ingress and egress across the Easterly twenty feet of Lot 1, Block 16, PLAT OF CLEARLAKE, as per plat recorded in Volume 4 of Plats, page 22, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

On recording this deed all right, title and interest in the above described property shall vest in **BARBARA F. EVANS** as her separate estate.

DATED: February 8, 2017.

Barbara F. Evans

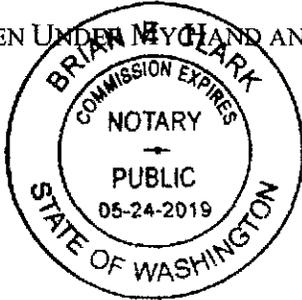
BARBARA F. EVANS, Individually and as
Personal Representative of the **Estate of**
FREDRICK R. EVANS, Deceased

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **BARBARA F. EVANS** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the **Estate of FREDRICK R. EVANS, 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 8th day of February, 2017.



Brian E. Clark

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

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

ESTATE OF: FREDRICK R. EVANS Deceased	CASE NO. 16-4-00270-6 LETTERS TESTAMENTARY
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1.1 The last will of FREDRICK R. EVANS late of Skagit County was duly exhibited proven and recorded in this court on JULY 8, 2016.

1.2 In that will BARBARA F. EVANS named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT BARBARA F. EVANS is authorized by this court to execute the will of the above decedent according to law.

DATED JULY 8, 2016

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

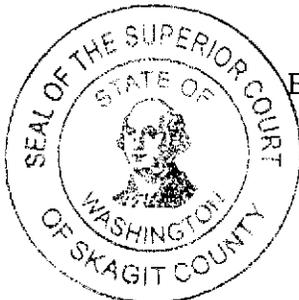
III. CERTIFICATE OF COPY

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 JULY 8, 2016.

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

DATED 7/12/16 MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT



BY *Kristen A. Denton* Deputy Clerk