



201703070040

Skagit County Auditor

\$76.00

3/7/2017 Page

1 of

4 12:15PM

When Recorded Please Return To:

LAWRENCE A. PIRKLE

PO Box 1788

Mount Vernon, WA 98273

(360) 336-6587

QUIT CLAIM DEED

THE GRANTOR, ^{Philip}~~PHILIP~~ TERRY J. GANGLER, as Personal Representative for the Estate of ~~PHILIP~~ GANGLER, under Skagit County Cause No. 16-4-00111-4, for and in consideration of distribution of estate (RCW 82.45.197(1)(c)), conveys and quit claims to **GRANTEE**, TERRY J. GANGLER, a single person as his separate property, the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel No: ~~P48457~~ 360328-1-001-0000 P47940 360321-0-003-0007
 P48459 360328-1-002-0009 P48458 360328-1-001-0109
 P48448 360328-0-002-0001 P47971 360321-4-001-0001
 P48447 360328-0-001-0002

Govt Lot 4 and the SE1/4 of SE1/4 of Sec 21 T 36 N R 3 EWM, more fully described on EXHIBIT "A" and incorporated herein by this reference.

Situated in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: all covenants, conditions, restrictions, reservations, agreements, easements, provisions, slope and drainage rights & assessments of record, if any.

Dated 2nd day of March, 2017. **SKAGIT COUNTY WASHINGTON**
REAL ESTATE EXCISE TAX

Terry J. Gangler

TERRY J. GANGLER,

Personal Representative

for the Estate of ^{Philip}~~PHILIP~~ GANGLER

2017-369
 MAR 07 2017

Amount Paid \$ 0
 Skagit Co. Treasurer
 By JA Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that TERRY J. GANGLER is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Personal Representative of the ~~PHILIP~~ ^{Philip} GANGLER Estate 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 2ND day of March, 2017.



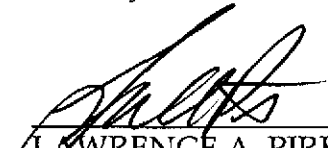

LAWRENCE A. PIRKLE
Notary Public in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/19

EXHIBIT "A"

Assessor's Parcel No: P48457 360328-1-001-0000 P47940 360321-0-003-0007
P48459 360328-1-002-0009 P48458 360328-1-001-0109
P48448 360328-0-002-0001 P47971 360321-4-001-0001
P48447 360328-0-001-0002

PARCEL A:

Government Lot 4 and the SE 1/4 of the SE 1/4 of Section 21, Township 36 North, Range 3 East, W.M., EXCEPT a strip of land 80 feet wide off the East side of said SE 1/4 of the SE 1/4 heretofore conveyed to Bellingham and Skagit Railway Company, and EXCEPT all roads, dike and ditch rights of way.

PARCEL B:

The North 730 feet of the NE 1/4 of the NE 1/4 of the Section 28, Township 36 North, Range 3 East, W.M., EXCEPT right of way as conveyed to Bellingham and Skagit Railway Co., under Deed recorded in Volume 87 of Deeds, page 572, records of Skagit County, and EXCEPT roads, dike and ditch rights of way.

Parcel C:

Government Lot 1; the NE 1/4 of the NE 1/4, EXCEPT the North 730 feet thereof; and the North 1/2 of Government Lot 2, Section 28, Township 36 North, Range 3 East, W.M., EXCEPT right of way as conveyed to Bellingham and Skagit Railway Co., under Deed recorded in Volume 87 of Deeds, page 572, records of Skagit County, Washington and EXCEPT roads, dike and ditch rights of way.

Parcel D:

The North 1/2 of the SE 1/4 of the NE 1/4 of Section 28, Township 36 North, Range 3 East, W.M., EXCEPT right of way as conveyed to Bellingham and Skagit Railway Co., under Deed recorded in Volume 87 of Deeds, page 482, and EXCEPT roads, dike and ditch rights of way.

All situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions & assessments of record, if any.
EXCEPT NOT SUBJECT TO: Encumbrance in favor of a Deed of Trust to Everett Mutual Bank dated September 18, 1996, recorded with the Skagit County Auditor's Office on September 25, 1996, as referenced with Auditor No. 96092500021 at Book 1588, Page 0150 through 0158.

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

ESTATE OF: PHILIP GANGLER Deceased	CASE NO. 16-4-00111-4 LETTERS TESTAMENTARY
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1.1 The last will of PHILIP GANGLER late of Skagit County was duly exhibited proven and recorded in this court on MARCH 25, 2016.

1.2 In that will TERRY J. GANGLER named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT TERRY J. GANGLER is authorized by this court to execute the will of the above decedent according to law.

DATED MARCH 25, 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 25, 2016.

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

DATED 3/28/16 MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY  Deputy Clerk

