



Skagit County Auditor  
4/12/2017 Page

1 of

3 3:46PM

\$75.00

When recorded return to:  
**Estate of Dorothy K. Ives**  
**1421 Settler Pl., Ferndale, WA 98248**

Filed for record at request of:  
**Joel Grossman,**  
**Personal Representative**  
**Estate of Dorothy K. Ives**  
**#M-21208**

## Quit Claim Deed

THE GRANTOR **Joel Grossman, Personal Representative of the Estate of Dorothy K. Ives, deceased, Superior Court of Washington for Skagit County No. 16-4-00348-6**

for and in consideration of **Inheritance, 458-61A-202(1)**  
grants and conveys to

THE GRANTEE **Samantha Burton, as her 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(s) therein.

See attached Exhibit "A"

(P20431) 340217-2-004-0209; (P20435) 340217-2-004-0803

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171474  
APR 12 2017

Dated: April 12<sup>th</sup>, 2017

Amount Paid \$  
Skagit Co. Treasurer  
By MG Deputy

[Signature]

Joel Grossman - Personal Rep. - Estate of Dorothy K. Ives

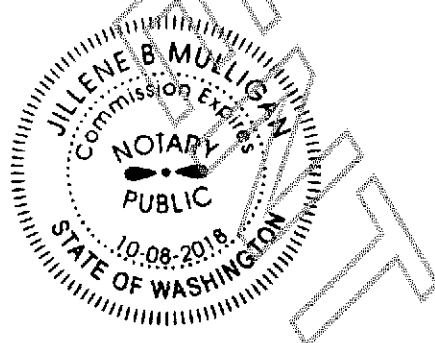
STATE OF WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that **Joel Grossman** is the individual who appeared before me and said individual acknowledged that he signed this instrument, acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument AND that he has full authority as Personal Representative of the Estate of Dorothy K. Ives, deceased, Superior Court of Washington for Skagit County No. 16-4-00348-6, to execute the subject instrument.

Dated this 12<sup>th</sup> day of April, 2017

Jillene B Mulligan  
Notary Public in and for the  
State of Washington residing at Whatcom County  
My appointment expires 10/08/18



**EXHIBIT "A"**

**PARCEL A:**

**(P20431) 340217-2-004-0209**

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST 726 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO LESLIE CROSBY, ET UX, BY DEED RECORDED SEPTEMBER 29, 1972, UNDER AUDITOR'S FILE No.774713; THENCE SOUTH ALONG THE WEST LINE OF SAID CROSBY TRACT TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER; THENCE WEST ALONG SAID SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

EXCEPT THE NORTHERLY 264 FEET THEREOF;

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, COVENANTS, RESRICTIONS AND/OR AGREEMENTS OF RECORD.

**PARCEL B:**

**(P20435) 340217-2-004-0605**

THE WEST 330 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH IS 726 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 660 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER; THENCE EASTERLY ALONG SAID SOUTH LINE A DISTANCE OF 726 FEET; THENCE NORTHERLY TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER WHICH IS 726 FEET EAST OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTH LINE 726 FEET TO THE POINT OF BEGINNING;

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, COVENANTS, RESRICTIONS AND/OR AGREEMENTS OF RECORD.

**PARCEL C:**

**(EASEMENT ONLY)**

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE NORTH 30 FEET OF THE NORTH HALF FO THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, AS ESTABLISHED BY INSTRUMENT RECORDED JULY 8, 1993, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9307080137;

EXCEPT ANY PORTION THEREOF LYING WITHIN PARCELS 'A' AND 'C' AS DESCRIBED WITHIN DEED RECORDED JULY 28, 1993, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9307280091,

SITUATE IN SKAGIT COUNTY, WASHINGTON.

---

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

ESTATE OF:  DOROTHY K. IVES  Deceased	CASE NO. 16-4-00348-6  LETTERS TESTAMENTARY
---	---

1.1 The last will of DOROTHY K. IVES late of Skagit County was duly exhibited proven and recorded in this court on SEPTEMBER 15, 2016.

1.2 In that will JOEL GROSSMAN named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

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

DATED SEPTEMBER 15, 2016

MAVIS E. 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 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 SEPTEMBER 15, 2016.

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

DATED 9/15/16 MAVIS E. BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton Deputy Clerk

