

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



Skagit County Auditor \$76.00
5/19/2017 Page 1 of 4 10:50AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2181
MAY 19 2017

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

QUIT CLAIM DEED

GRANTOR: **AUDREY G. KNUTSON, Personal Representative of the Estate of MARLEN L. KNUTSON, Deceased**
An undivided one-half fractional interest

GRANTEE: **AUDREY G. KNUTSON, Trustee of the Marlen L. Knutson Disclaimer Trust uwd 1/3/2012**
An undivided on-half fractional interest

Legal Description
Abbreviated Form: Lot 2, Short Plat No. 1-85, Ptn N½ SE¼ S20, T35N, R3E, W.M.

Additional on: Pages 1, 2

Assessor's Tax Parcel Nos: 350320-0-001-0100; P34519

THE GRANTOR, **AUDREY G. KNUTSON**, in her capacity as the duly appointed, qualified and acting **Personal Representative for the Estate of MARLEN L. KNUTSON, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 16 4 00388 5 in distribution of said estate, hereby conveys and quitclaims to **AUDREY G. KNUTSON, Trustee of the MARLEN L. KNUTSON DISCLAIMER TRUST uwd 1/3/2012**, as GRANTEE, the Grantor's undivided one-half fractional interest in and to that certain real property, which was the community property of **AUDREY G. KNUTSON** 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 on **Exhibit A** attached hereto and incorporated herein by this reference.

On recording this deed all right, title and interest in the above described property shall vest in **AUDREY G. KNUTSON**, individually, and **AUDREY G. KNUTSON, Trustee of the Marlen L. Knutson Disclaimer Trust uwd 1/2/2012**, each as to an undivided one-half fractional interest as tenants in common.

DATED: May 18, 2017.

**ESTATE OF MARLEN L. KNUTSON,
Deceased, Grantor**

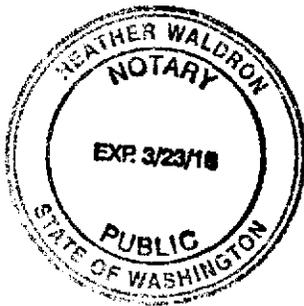
By Audrey G. Knutson
AUDREY G. KNUTSON,
Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **AUDREY G. KNUTSON** 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 MARLEN L. KNUTSON, 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 18th day of May, 2017.



Heather Waldron
Printed Name HEATHER WALDRON
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3-23-2018

EXHIBIT A
(Legal Description)

Lot 2, Short Plat No. 1-85, approved April 30, 1985, recorded May 16, 1985 in Book 7 of Short Plats, page 21, under Auditor's File No. 8505160025 and being a portion of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 35 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across that portion of the North 60 feet of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 35 North, Range 3 East, W.M., lying Easterly of a centerline of a ravine as referred to in deed to Lief Burkland et ux recorded February 19, 1959, under Auditor's File No. 576292.

Situate in the County of Skagit, State of Washington.

