



201706210037

When Recorded Please Return To:

LAWRENCE A. PIRKLE

PO Box 1788

Mount Vernon, WA 98273

(360) 336-6587

Skagit County Auditor

\$77.00

6/21/2017 Page

1 of

5 1:50PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20172725

JUN 21 2017

Amount Paid \$ 0

Skagit Co. Treasurer

By HB

Deputy

## QUIT CLAIM DEED

THE GRANTOR, AILEEN E. JOHNSON, individually and AILEEN E. JOHNSON, as Personal Representative for the Estate of DONALD H. JOHNSON, under Skagit County Cause No. 17-4-00099-0, for and in consideration of distribution of estate (WAC 458-61A-202), conveys and quit claims to GRANTEE, AILEEN E. JOHNSON, a single person 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 therein.

Assessor's Parcel No: P113504 340409-1-011-0100

Abbreviated Legal:

(5.4200 ac) Lot 2 of Short Plat #97-0064 AF#9809280094 LOCATED IN PTN N1/2 SW1/4 NE1/4, Section 9, Township 34 North, Range 4 East, W.M.

Legal Description more fully described on EXHIBIT "A" and incorporated herein by this reference.

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

Dated 21<sup>st</sup> day of June, 2017.

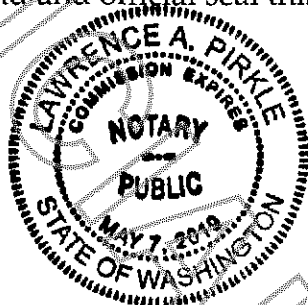
Aileen E. Johnson  
AILEEN E. JOHNSON, Individually


Aileen E. Johnson  
AILEEN E. JOHNSON,  
Personal Representative  
for the Estate of DONALD H. JOHNSON

STATE OF WASHINGTON )  
) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that AILEEN E. JOHNSON is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 21<sup>st</sup> day of June, 2017.

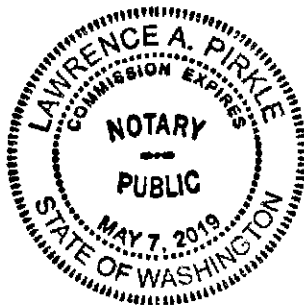



  
LAWRENCE A. PIRKLE  
Notary Public in and for the  
State of Washington  
Residing at Mount Vernon  
My Commission Expires: 5/7/19

STATE OF WASHINGTON )  
) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that AILEEN E. JOHNSON is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Personal Representative of the DONALD H. JOHNSON 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 21<sup>st</sup> day of June, 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: P113504 340409-1-011-0100**

The North half of the SW Quarter of the NE Quarter, Section 9, Township 34 North, Range 4 East, W.M., EXCEPT ROADS AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:

- (A) The South 290 feet of the East 150 feet of the North 310 feet of the SW Quarter of the NE Quarter, Section 9, Township 34 North, Range 4 East, W.M.
- (B) The South 104.4 feet of the West 208.7 feet of the North half of the SW Quarter of the NE Quarter of Section 9, Township 34 North, Range 4 East, W.M.
- (C) Beginning at the SW corner of said North half of the SW Quarter of the NE Quarter; thence North 208.8 feet to the true point of beginning; thence North 104.4 feet; thence East 208.7 feet; thence South 104.4 feet; thence West 208.7 feet to the true point of beginning.
- (D) Tract of land in the North half of the SW Quarter of the NE Quarter, Section 9, Township 34 North, Range 4 East, W.M., beginning at the SW corner of said North half; thence North 313.2 feet to the true point of beginning; thence North 104.4 feet; thence East 208.7 feet; thence South 104.4 feet; thence West 208.7 feet to the true point of beginning.
- (E) Tract of land in the North half of the SW Quarter of the NE Quarter of Section 9, Township 34 North, Range 4 East, W.M., beginning at the SW corner of said North half; thence North 104.4 feet to the true point of beginning; thence North 104.4 feet; thence East 208.7 feet; thence South 104.4 feet; thence West 208.7 feet to the point of beginning.
- (F) Beginning at a point on the North line of said SW Quarter of the NE Quarter, 174.81 feet East of the NW corner thereof; thence South parallel to the West line of said subdivision a distance of 20.0 feet to the South line of the County Road and the true point of beginning of this description; thence North 89 degrees 54' 56" East along the South line of said County Road a distance of 125.07 feet; thence on a curve to the right having a radius of 20.0 feet an arc

distance of 31.35 feet; thence South 0 degree 16' 30" East a distance of 80.07 feet; thence South 89 degrees 54' 56" West a distance of 145.00 feet; thence North 0 degree 16' 30" West a distance of 100.00 feet to the true point of beginning.

**NOW KNOWN AS:** Lot 2 S/P 97-0064 located in ptn N 1/2 SW NE 9-34-4

Lot 2 of Short Plat 97-0064 being a portion of the North 1/2 of the SW 1/4 of the NE 1/4 of Section 9, Township 34 North, Range 4 East, of the Willamette Meridian.

EXCEPT the South 417.6 feet of the West 208.7 feet.

EXCEPT the East 11 acres thereof,

AND EXCEPT Beginning at a point on the North line of said SW Quarter of the NE Quarter, 174.81 feet East of the NW corner thereof; thence South parallel to the West line of said subdivision, a distance of 20.0 feet to the South line of the County Road and the true point of beginning of this description; thence North 89 degrees 54' 56" East along the South line of said County Road a distance of 125.07 feet; thence on a curve to the right having a radius of 20.0 feet an arc distance of 31.35 feet; thence South 0 degree 16' 30" East a distance of 80.07 feet; thence South 89 degrees 54' 56" West a distance of 145.00 feet; thence North 0 degree 16' 30" West a distance of 100.00 feet to the true point of beginning.

AND EXCEPT Road right of way.

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.

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

|   |   |
|---|---|
| ESTATE OF:<br><br>DONALD H. JOHNSON<br><br>Deceased | CASE NO. 17-4-00099-0<br><br>LETTERS TESTAMENTARY |
|---|---|

1.1 The last will of DONALD H. JOHNSON late of Skagit County was duly exhibited proven and recorded in this court on MARCH 3, 2017.

1.2 In that will AILEEN E. JOHNSON named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

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

DATED MARCH 3, 2017

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 MARCH 3, 2017.

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

DATED 3/3/17 MAVIS E. BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton Deputy Clerk

