



201712190061

When Recorded return to:
Joseph L. Hammer
Attorney at Law
14777 NE 40th Street
Suite 201
Bellevue, WA 98007

Skagit County Auditor
12/19/2017 Page

1 of

\$76.00

3 11:00AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175856
DEC 19 2017

Amount Paid \$

Skagit Co. Treasurer

By *ham* Deputy**Quit Claim Deed**

Grantor: John James Ostlund as the personal representative of the Estate of James Albion Ostlund, Deceased under King County Superior Court case number 17-4-02566-3
Grantee: Theresa Ellen Pierson, John James Ostlund, Mary Josephine Pierce, Theodore Andrew Ostlund, and David Jay Ostlund.
Legal Description: Lots 1 and 2 and Portion of Lot 3 Anaco Beach
Assessor's Tax Parcel ID#: P61812 and P32394

The GRANTOR, John James Ostlund as the personal representative of the Estate of James Albion Ostlund, Deceased under King County Superior Court case number 17-4-02566-3 for and in consideration of making a distribution from the said estate conveys and quitclaims to Theresa Ellen Pierson, John James Ostlund, Mary Josephine Pierce, Theodore Andrew Ostlund, and David Jay Ostlund in equal shares as tenants in common all of the Grantor's interest in the following described real property, situated in the County of Skagit, State of Washington including any interest therein which the Grantor may hereafter acquire:

ALL OF LOTS 1 AND 2, AND LOT 3, EXCEPT THE SOUTHEASTERLY 40 FEET THEREOF, ALL IN "ANACO BEACH" ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO THOSE PORTIONS OF TRACTS 2 AND 3, PLATE 3, ANACORTES TIDE LANDS, INCLUDED WITHIN THE LIMITS OF A TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 3 AND RUNNING THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACT 3, 56.45 FEET TO THE POINT ON THE SOUTHWESTERLY LINE OF LOT 3, ANACO BEACH, A RECORDED PLAT IN GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST W.M. WHICH IS 20.01 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 3, ANACO BEACH; THENCE SOUTH 39°20'30" WEST PARALLEL TO THE SOUTHEASTERLY LINE OF SAID LOT 3, ANACO BEACH TO THE SOUTHWESTERLY LINE OF TRACT 2, ANACORTES TIDE LANDS; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO A POINT WHICH IS SOUTH 39°20'30" WEST FROM THE POINT OF BEGINNING AND THENCE NORTH 39°20'30" EAST TO THE POINT OF BEGINNING, SAID TRACTS 2 AND 3, BEING AS SHOWN ON THE OFFICIAL MAPS OF ANACORTES TIDE LANDS ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON.

**CERTIFIED
COPY**

2017 APR 17 AM 11:48

CLERK

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON
COUNTY OF KING

| | |
|--|---|
| IN RE THE ESTATE OF JAMES ALBION OSTLUND DECEASED | NO: 17-4-02566-3 SEA LETTERS TESTAMENTARY (LTRTS) |
|--|---|

The last will of the above named decedent was duly exhibited, proven and filed on April 17, 2017. It appears in and by said will that: **JOHN JAMES OSTLUND** is named Executor(s) and by order of this court is authorized to execute said will according to law.

WITNESS my hand and seal of said Court: April 17, 2017.

BARBARA MINER
King County Superior Court Clerk

By:  , Deputy Clerk
TERENCE BROWN



I BARBARA MINER Clerk of the Superior Court of the State of Washington for King County do hereby certify that this copy is a true and perfect transcript of said original as it appears on file and of record in my office and of the whole thereof IN TESTIMONY WHEREOF I have affixed this seal of said Superior Court at my office at Seattle on this date APR 17 2017

BARBARA MINER Superior Court Clerk

By 
Deputy Clerk

T. BROWN

