



201808220011

08/22/2018 10:24 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

AFTER RECORDING MAIL TO:

Livingston Wernecke
701 Pike Street, Suite 1400
Seattle, WA 98101

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018082201
AUG 22 2018

Amount Paid \$0
Skagit Co. Treasurer
By *MA* Deputy

QUIT CLAIM DEED OF PERSONAL REPRESENTATIVE

GRANTORS: Roger H. Newell, Personal Representative of the Estate of
Hugh H. Newell, Deceased, King County Probate No. 09-4-
04006-8 SEA;

GRANTEE: 1. Roger H. Newell, as his separate property, as to an
undivided 1/3rd interest;
2. Diane N. Tompkinson, as her separate property, as to an
undivided 1/3rd interest; and
3. Rick Newell, as his separate property, as to an undivided
1/3rd Interest.

ABBREVIATED LEGAL DESCRIPTION 1. (0.5700 ac) PTN GV LT 5 E OF HWY AKA PTN TR A
SURV AF#847463 LY WLY RR R/W; and
2. (0.8700 ac) PTN TR 13 PL 11 ANA TDLDS AKA PTN TR
A SURV AF#847463 LY ELY OF RR R/W

ASSESSOR'S TAX PARCEL NO.: 1. P33041
2. P33207

The Grantor, Roger H. Newell, Personal Representative of the Estate of Hugh H. Newell, Deceased, King County Probate No. 09-4-04006-5-8 SEA, (the "Estate") for and in consideration of Estate distribution of the following described real property and to transfer all interests of the Estate subject to probate in the following described real property, hereby conveys and quit claims the entire interest of the Grantor in the following described real property situated in Anacortes, Skagit County, State of Washington, together with all after acquired title of the Grantor therein, to the Grantees, Roger H. Newell, as his separate property, as to an undivided 1/3rd interest; Diane N. Tompkinson, as her separate property, as to an undivided 1/3rd interest; and Rick Newell, as his separate property, as to an undivided 1/3rd interest:

Exhibit A – Legal Description to real property situated in Anacortes, Skagit County, State of Washington

TRACT A of that certain survey of portions of Sections 30 and 31, Township 35 North, Range 2 East, W.M., recorded December 14, 1976 in Volume 2 of surveys, page 18 under Auditor's File No. 847463, EXCEPT that portion if any lying within that certain tract conveyed to Seattle and Northern Railway Company by deed recorded January 10, 1890, in Volume 9 of Deeds, page 278, also EXCEPT that portion if any lying within that certain tract of land conveyed to Great Northern Railway Company, by deed recorded November 13, 1953 under Auditor's file No. 495092.

TOGETHER WITH, a non-exclusive easement for ingress and egress by motor vehicles and other vehicles and by persons on foot over, across and upon the 35 foot utility easement of Tracts B, C and D, designated in the survey referred to above.

SUBJECT TO: Utility easement over and across the westerly 35 feet of said premises hereby conveyed as delineated on the face of that certain survey recorded December 14, 1976 in Volume 2 of surveys, page 18, under Auditor's File No. 847463.

SUBJECT TO: A non-exclusive easement for ingress and egress by motor vehicles and other vehicles and by persons on foot over, across, and upon the Southeasterly 98 feet of the 35 foot utility easement of tract A as set forth in document recorded December 29, 1976 under Auditor's File No. 848363. It was covenanted by the Grantors to Hugh and Margaret Newell that the utility and roadway easement running across Tract A herein was for the exclusive use of the owners of Tracts A, B, C and D, and the said Grantors further covenanted to convey no further use or easement over said premises. Roger H. Newell quit claims (does not warrant) the interests of the Estate under the preceding sentence to the Grantees of this Deed.

SUBJECT TO: Any lien or liens that may arise or be created in consequence of or pursuant to an act of the legislature of the state of Washington entitled "An Act Prescribing the Ways in Which Waterways for the Uses of Navigation May Be Excavated by Private Contract, Providing for Liens Upon Lands Belonging to the State, Granting Rights of Way Across Lands Belonging to the State", approved March 9, 1893.

SUBJECT TO: Said land or a portion thereof may lie beneath navigable waters. Any portion of said land which lies or which may in the future lie beneath navigable waters is subject to rights of navigation, together with incidental rights of fishing, boating, swimming, water-skiing and other related recreational purposes generally regarded as corollary to the right of navigation and use of public waters. See Wilbour vs. Gallagher 77 Washington Decision 2nd, page 307.

SUBJECT TO: An easement affecting roadway easement over small portion of Tract D of survey, recorded October 14, 1889, recorded in Volume 8 of Deed, page 442, said easement modified by agreement dated May 31, 1949, recorded June 1, 1949, under Auditor's File No. 432061.

FILED

CERTIFIED
COPY

2010 FEB 18 PM 3: 26

KING COUNTY
SUPERIOR COURT CLERK
SEATTLE, WA

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

IN RE THE ESTATE OF HUGH NEWELL, DECEASED	NO: 09-4-04006-8 SEA LETTERS TESTAMENTARY (LTRTS)
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The last will of the above named decedent was duly exhibited, proven and filed on February 18, 2010 . It appears in and by said will that: ROGER H. NEWELL 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: February 18, 2010.

BARBARA MINER
King County Superior Court Clerk

By: _____; Deputy Clerk
J. Cain

STATE OF WASHINGTON)
County of King)

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington, for the County of King, do hereby certify that I have compared the foregoing copy with the original instrument as the same appears on file and of record in my office, and that the same is a true and perfect transcript of said original and of the whole thereof. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Superior Court at my office at Seattle on this date FEB 18 2010.



BARBARA MINER, Superior Court Clerk

By: _____, Deputy Clerk

J. CAIN

• NOT OFFICIAL WITHOUT SEAL •