

After recording return to:

Barron Smith Daugert, PLLC
300 N Commercial Street
Bellingham, WA 98225

DOCUMENT TITLE: Quit Claim Deed
GRANTOR: ELLEN LODINE, as Personal Representative for the Estate of Margaret M. Watts, Deceased
GRANTEE: THE WATTS FAMILY PARTNERSHIP, a Washington General Partnership
ABBREVIATED LEGAL DESCRIPTION: Lot(s): 2 CITY OF MOUNT VERNON SHORT, PLAT NO. MV-3-90
ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 5 OF DOCUMENT.
ASSESSOR'S TAX/PARCEL NUMBER(S): P26915 / 340420-1-022-0103

QUIT CLAIM DEED

RECITALS

WHEREAS, on or about December 6, 1991, pursuant to that certain Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9112060127, Arthur B. Watts and Margaret M. Watts (the "Watts") became the vested owners of an undivided 83.4% interest in the real property located in Skagit County, Washington, described in **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") and The Watts Family Partnership, a Washington General Partnership, became the vested owner of an undivided 16.6% interest in the Property.

WHEREAS, the Watts gifted their undivided 83.4% interest in the Property to The Watts Family Partnership most likely at the end of December 1991. As a result of the passage of time and the destruction of documentation in the normal and ordinary course, no definitive evidence has been located as to the exact date of the gift.

Quit Claim Deed - 1

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201809140065
SEP 14 2018
Amount Paid \$
By Skagit Co. Treasurer
Deputy

WHEREAS, the gift was not documented via a deed, although other written documentation exists to substantiate the gift subsequent to the date of the gift providing that The Watts Family Partnership held 100% of the Property.

WHEREAS, in connection with an anticipated sale of the Property it was discovered that no written instrument had been recorded to transfer the Watts' undivided 83.4% interest in the Property to The Watts Family Partnership.

WHEREAS, both of the Watts are now deceased and the respective Personal Representatives of their respective estates now desire to confirm and document the transfer of the Property via gift to The Watts Family Partnership effective as of December 31, 1991, the presumed date of the transfer by the Watts to The Watts Family Partnership of the Watts' undivided 83.4% interest in the Property.

CONVEYANCE

NOW THEREFORE, for good and valuable consideration having been received, ELLEN LODINE as the duly appointed, qualified and acting Personal Representative for the Estate of Margaret M. Watts, Deceased, Probate Cause No. 11-4-00092-7, in Whatcom County Superior Court of Washington, and not in her individual capacity (the "Grantor"), conveys and quit claims to THE WATTS FAMILY PARTNERSHIP, a Washington General Partnership, as Grantee, the Property (as described on Exhibit A), together with all after acquired title of the Grantor therein as of this 13th day of September, 2018 to be effective as of December 31, 1991.

SIGNATURES ON FOLLOWING PAGE

GRANTOR:

Ellen W. LodineDATED: 13 September, 2018.

ELLEN LODINE

Personal Representative of the Estate of
Margaret M. Watts, Deceased, and not in
her individual capacitySTATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)This record was acknowledged before me on SEPTEMBER 13, 2018, by
ELLEN LODINE as Personal Representative of the Estate of Margaret M. Watts.

(SEAL/STAMP)


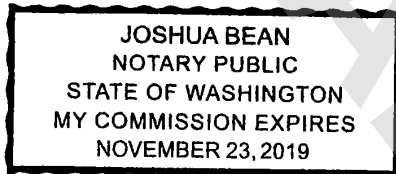

NOTARY PUBLIC
Printed Name: JOSHUA BEAN
My Commission Expires: 11/23/2019
LICENSE NO. 156350

EXHIBIT "A"

PARCEL A:

Tract 2, CITY OF MOUNT VERNON SHORT PLAT NO. MV-3-90, approved April 4, 1990 and recorded April 5, 1990 under Auditor's File No. 9004050037, in Volume 9 of Short Plats, page 219, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Northeast Quarter of Section 20, Township 34 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

PARCEL B:

An non-exclusive easement for ingress, egress and utilities over and across the West 20 feet of Tract 1 of CITY OF MOUNT VERNON SHORT PLAT NO. MV-3-90, approved April 4, 1990 and recorded April 5, 1990 under Auditor's File No. 9004050037, in Volume 9 of Short Plats, page 219, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL C:

A non-exclusive easement for sewer purposes over the North 10 feet of Tract 9, RIDGEWOOD 2ND ADDITION, according to the plat thereof, recorded in Volume 11 of Plats, page 40, records of Skagit County, Washington; and over the North 30 feet of Tract A and over the North 10 feet of Tract B, CITY OF MOUNT VERNON MV-5-78, recorded October 10, 1978, in Volume 3 of Short Plats, page 13, under Auditor's File No. 889732, records of Skagit County, Washington.

Situated in Skagit County, Washington.

SUBJECT TO: Easements, dedications, restrictions and reservations of record.

SCANNED 1FILED
COUNTY CLERK

2011 MAR -2 AM 8:48

WHATCOM COUNTY
WASHINGTONBY 

SUPERIOR COURT OF THE STATE OF WASHINGTON

IN THE MATTER OF THE ESTATE OF

MARGARET M. WATTS

Deceased.

No. 11-4-00092-7

LETTERS TESTAMENTARY

WHEREAS, the last Will of MARGARET M. WATTS, deceased, was on the 2nd day of March, 2011 duly exhibited, proven, and recorded in our said Superior Court.

AND WHEREAS, it appears that ELLEN LODINE, has been named Executrix in and by said will;

NOW, THEREFORE, know all men by these presents, that we do hereby appoint and authorize ELLEN LODINE, Executrix, to execute said Will according to law.

WITNESS David M. Thorn, Court Commissioner of said Superior Court, the seal of said Court hereto affixed this 2nd day of March, 2011.

County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington

By  Deputy Clerk

CERTIFICATE

STATE OF WASHINGTON]

COUNTY OF WHATCOM] ss.

I, N. F. Jackson, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above entitled matter, and was on the 2nd day of March, 2011 duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court this 10 day of September, 2018

County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington

By  Deputy Clerk

[lfrstst.dot]

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