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10/11/2018 11:36 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

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

QUIT CLAIM DEED

GRANTOR: BEVERLY J. BARNES, a single woman

GRANTEE: JUANITA J. PITMAN and SUSAN E. ROUGHTON,
Co-Personal Representatives for the Estate of JOHN B.
MONTROYA, Deceased

Legal Description:

Abbreviated Form: Ptns SE – SW of Section 23 and ptns NE – NW of Section 26; all
in Township 33 North, Range 4 East

Additional on: Exhibit A

Assessors Tax Parcel Nos: 330423-3-005-0009; P17171
330426-2-003-0000; P17342
330423-3-005-0109; P133917

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 4517
OCT 11 2018
Amount Paid \$
Skagit Co. Treasurer
By *William* Deputy

THE GRANTOR, **BEVERLY J. BARNES** (formerly Beverly J. Montoya), as to any presumptive interest she may have as the former spouse of JOHN B. MONTROYA, deceased, for and in consideration of ~~clearing title~~ ^{divorce} pursuant to WAC 458-61A-203(2) and for no monetary consideration, conveys and quitclaims to **JUANITA J. PITMAN and SUSAN E. ROUGHTON, Co-Personal Representatives of the Estate of JOHN B. MONTROYA, Deceased**, all of Grantor's right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor, to-wit:

See legal description on **Exhibit A** attached hereto and incorporated herein by this reference.

QUIT CLAIM DEED

Situate in the County of Skagit, State of Washington.

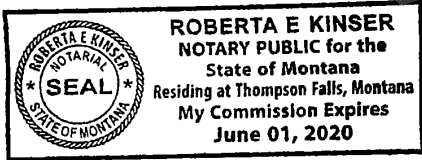
DATED this 12 day of March, 2018.

Beverly J. Barnes
BEVERLY J. BARNES

STATE OF MONTANA }
COUNTY OF SANDERS COUNTY } ss.

I certify that I know or have satisfactory evidence that **BEVERLY J. BARNES** 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 12 day of March, 2018.



Roberta E. Kinser
Printed Name _____
NOTARY PUBLIC in and for the State of Montana
My Commission Expires _____

Exhibit A

PARCEL A:

The Southeast Quarter of the Southwest Quarter of Section 23, Township 33 North, Range 4, East of the Willamette Meridian,

EXCEPT that portion lying Northerly of the Southerly line of the State Highway No. 534;

EXCEPT that portion lying Southerly of the Northerly line of the railroad right of way conveyed to Puget Sound Pulp and Timber Company, by deed recorded November 3, 1948, under Auditor's File No. 424512, records of Skagit County;

AND EXCEPT the East 60 feet thereof.

PARCEL B:

That portion of the Northeast Quarter of the Northwest Quarter of Section 26, Township 33 North, Range 4, East of the Willamette Meridian, lying Northwesterly of a line drawn from the Northeast corner of said subdivision to the Southwest corner thereof;

EXCEPT that portion thereof lying Southerly of the Northerly line of the railroad right of way as conveyed to Puget Sound Pulp and Timber Company by deed recorded November 3, 1948, under Auditor's File No. 424512, records of Skagit County, and

EXCEPT that portion thereof lying Easterly of a line drawn parallel with and 60 feet Westerly of the Easterly line of said Tract.

PARCEL "C":

A non-exclusive easement for road purposes, established by Real Estate Contract recorded February 28, 1974 as Auditor's File No. 797310, over and across the East 60 feet of that portion of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 4 East W.M., lying Southerly of State Highway No. 534 and over and across a 60 foot strip of land in the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 33 North, Range 4 East W.M., lying adjacent to and Northwesterly of a line drawn from the Northeast corner to the Southwest corner of said subdivision; EXCEPT that portion thereof lying Southerly of the Northerly line of the railroad right-of-way as conveyed to Puget Sound Pulp and Timber Company by deed recorded November 3, 1948 under Auditor's File No. 424512.

All situate in the County of Skagit, State of Washington.