



201901180028

01/18/2019 10:55 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

After recording mail to:

Stiles Law Inc., P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro-Woolley, WA 98284

Legal : Tract F of short plat 4-78 under AF #7912050001
Tax Parcel #: 350508-0-006-0505 / P38665

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019186
JAN 18 2019

QUIT CLAIM DEED

Amount Paid \$
Skagit Co. Treasurer
By *W. M. M.* Deputy

The Grantors, ALICE ERICHSEN and MARY JO GERNANDT, as sole heirs of the ESTATE OF JOHN GERNANDT, in accordance with the Lack of Probate Real Estae Affidavit recorded on January 18, 2019, under Auditor's File No. 201901180027, convey and quit claim to ALICE ERICHSEN, as her own separate property, and MARY JO GERNANDT, as her own 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:

SEE EXHIBIT A ATTACHED FOR LEGAL DESCRIPTION

RESERVING to DIANE GERNANDT a Life Estate in said premises for the Life of DIANE GERNANDT so long as she continues to reside therein, and that during her life estate, she pays the property taxes, maintains the insurance, and is responsible for the maintenance and repairs thereof.

DATED: January 17, 2019

Alice Erichsen
Alice Erichsen – heir of the Estate of
John Gernandt, Grantor

DATED: January 17, 2019

M. J. Gernandt
Mary Jo Gernandt - heir of the Estate of
John Gernandt, Grantor

EXHIBIT A

That portion of Tract "F" of Revised Short Plat No. 4-78, approved December 5, 1979 and recorded December 5, 1979 as Auditor's File No. 7912050001 in Book 4 of Short Plats, Page 4, records of Skagit County, Washington, being a portion of the North ½ of the Southeast 1/4 of Section 8, Township 35 North, Range 5 East, W.M. described as follows:

Begin at the intersection of the of the Southwesterly line of Tract "E" of said Short Plat, said line being also a Northeasterly line of said Tract "F", with the Southeasterly line of the Helmick Road right-of-way acquired by Skagit County by deeds recorded as Auditor's File No. 200605190127 as to said Tract "E" and Auditor's File Nos. 200604280216 and 200605180126 as to said Tract "F"; thence Southeasterly along the Southeasterly line of said right-of-way 39-feet 10 inches, more or less, to an existing fenceline, previously thought to have been a common boundary between said Tracts "E" and "F"; thence Southeasterly along said existing fenceline 206 feet, more or less, to an intersection with an existing fenceline running along the Southeasterly line of said Tract "E" and its Southwesterly extension; thence Northeasterly along said Southwesterly extension 41 feet, more or less, to the Southerlymost comer of said Tract "E"; thence Northwesterly along the Southwesterly line of said Tract "E" 206 feet, more or less, to the Point of Beginning.

Including M/H 1992 Hampshire 56x14 vin no. 22910252F License no. %053830 and M/H 1989 BradB 48x28 vin no. BD7748 License no. 102645.