



201905010065

05/01/2019 02:20 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

After Recording Return To:  
Skagit Law Group, PLLC  
P. O. Box 336  
Mount Vernon, WA 98273

## QUIT CLAIM DEED

GRANTOR: **ANDREA J. MARTIN, Personal Representative of the Estate of LYLE R. OVENELL, Deceased**

GRANTEES: **NANCY L. ROCKWOOD, a single woman;**  
**ANDREA J. MARTIN, a married woman as her separate estate;**  
**JAMES E. OVENELL, a single man**  
**JEFFERY T. OVENELL, a married man as his separate estate;**  
**JUDITH A. VIVANCO, a married woman as her separate estate**  
*Each as to an undivided one-fifth fractional interest as tenants in common*

Legal Description;  
Abbreviated Form: Ptn SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  & Ptn NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  S31 T35N R4E WM;  
Ptns W  $\frac{1}{2}$  SE  $\frac{1}{4}$  S30 T35N R4E WM

Additional on Page: Exhibit A

Assessor's Tax Parcel Nos.: 350431-2-001-0003; P38154  
350430-4-004-0007; P38124  
350430-4-006-0005; P38125

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20191618  
MAY 01 2019

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *[Signature]* Deputy

THE GRANTOR, **ANDREA J. MARTIN**, in her capacity as the duly appointed, qualified and acting Personal Representative for the Estate of **LYLE R. OVENELL, Deceased**, under Skagit County Superior Court Cause No. 18-4-00246-29, and not in her individual capacity, in distribution of said estate, hereby conveys and quitclaims to **NANCY L. ROCKWOOD**, a single woman; **ANDREA J. MARTIN**, a married woman as her separate estate; **JAMES E. OVENELL**, a single man; **JEFFERY T. OVENELL**, a married man as his separate estate; and **JUDITH A. VIVANCO**, a married woman as her separate estate, as GRANTEES, each as to an undivided one-fifth fractional interest as tenants in common, all of the decedent's interest, together with any after-

acquired title of the Grantor therein, in and to that certain real property, situated in the County of Skagit, State of Washington, and legally described as:

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

SUBJECT TO easements, restrictions and reservations of record.

DATED: April 25, 2019.

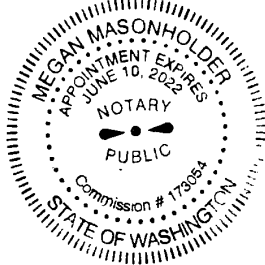
**ESTATE OF LYLE R. OVENELL, Deceased**

By: *Andrea J. Martin*  
Andrea J. Martin,  
Personal Representative

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **ANDREA J. MARTIN** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the **Estate of LYLE R. OVENELL, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 25<sup>th</sup> day of April, 2019.



*Megan Masonholder*  
Printed Name MEGAN MASONHOLDER  
NOTARY PUBLIC in and for the State of Washington  
Residing at Mount Vernon, WA  
My Commission Expires June 10, 2022

**EXHIBIT A**  
**(Legal Description)**

Skagit County Assessor's Tax Parcel #350431-2-001-0003; P38154)

The West 440 feet of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 31,  
Township 35 North, Range 4 East, W.M.;

TOGETHER WITH the West 440 feet of the South 1/2 of the Northwest 1/4 of the Northeast 1/4  
of said Section 31; and

TOGETHER WITH that portion of the West 440 feet of the North 1/2 of the Northwest 1/4 of  
the Northeast 1/4 of said Section 31, lying Southerly of the following described line:

Beginning at the Northwest corner of said Northwest 1/4 of the Northeast 1/4; thence North  
88°36'30" East along the North line of said subdivision a distance of 134.00 feet to the Northeast  
corner of that certain tract of land conveyed to Jack Daniels and wife by instrument recorded  
under Auditor's File No. 553946; thence South 0°54' West along the East line of said Daniels  
tract a distance of 327.20 feet to the Southeast corner thereof, said point being the TRUE POINT  
OF BEGINNING of this line description; thence North 89°33' East a distance of 306.19 feet,  
more or less, to the East line of said Northwest 1/4 of the Northeast 1/4 and the TERMINUS of  
this line description;

EXCEPT County road along the North line thereof.

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's Tax Parcel #350430-4-004-0007; P38124)

The West 22.8 acres of that portion of the West Half of the Southeast Quarter of Section 30,  
Township 35 North, Range 4 East, W.M., lying Southerly of the right of way of the Puget Sound  
Power & Light Company,

EXCEPT roads, and

EXCEPT that portion of the Northwest Quarter of the Southeast Quarter of said Section 30,  
described as follows:

Beginning at the Northwest corner of said subdivision;  
Thence South 1°02' West along the West line of said subdivision 483.50 feet to the South line of  
the Puget Sound Power & Light Company's right of way, said point being the True Point of  
Beginning;  
Thence South 1°02' West 315 feet;

Thence North 88°41' East parallel with the South line of said Southeast Quarter of Section 30, a distance of 130 feet;

Thence North 47°12' East 120.76 feet to the South line of above mentioned Puget Sound Power & Light right of way;

Thence North 42°48' West along said right of way 313.34 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's Tax Parcel #350430-4-006-0005; P38125)

That portion of the West Half of the Southeast Quarter of Section 30, Township 35 North, Range 4 East, W.M., in Skagit County, Washington, lying Southerly of the right-of-way of the Puget Sound Power & Light Company, EXCEPT roads, and ALSO EXCEPT the West 22.8 acres thereof.

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SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY**FILED**Skagit County Clerk  
Skagit County, WA  
07/12/18**Estate of LYLE R. OVENELL:**

No. 18-4-00246-29

LETTERS TESTAMENTARY

**I. BASIS**

1.1 The last will of LYLE R. OVENELL late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on July 12, 2018.

1.2 In that will ANDREA J. MARTIN is named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT ANDREA J. MARTIN is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 12th day of July, 2018.

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON )

) ss

COUNTY OF SKAGIT )

I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on July 12, 2018.

I further certify that these letters are now in full force and effect.

DATED: July 16, 2018

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY

Kristen Denton, Deputy Clerk