

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Laura Minton Breckenridge  
Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273



**201907250041**

07/25/2019 11:18 AM Pages: 1 of 5 Fees: \$105.50  
Skagit County Auditor

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

**Document Title:** QUIT CLAIM DEED  
**Grantor:** COLLEEN M. MULLEN and MICHAEL J. DYNES, Co-Personal Representatives for the Estate of Arthur William Dynes, Deceased  
**Grantee:** SHARON ANN DYNES, Trustee of the Arthur William Dynes and Sharon Ann Dynes Family Trust uwd October 4, 2016  
**Abbreviated Legal:** Ptn Lots 1 & 2, Blk 131, First Add. to Burlington, Skagit Co., Wash.; Ptns Lot 6, Block 130, First Add. to Burlington, Skagit Co., Wash.  
**Parcel Numbers:** 4077-131-001-0002; P72170  
4077-130-006-0009; P72168  
4077-130-006-0108; P72169  
4077-130-001-0101; P72171  
**Reference Number(s) of Documents Affected:** N/A  
**Full Legal Description set forth in Exhibit A of Document.**

**QUIT CLAIM DEED**

THE GRANTOR, COLLEEN M. MULLEN and MICHAEL J. DYNES, in their capacity as the duly appointed, qualified, and acting Co-Personal Representatives for the Estate of Arthur William Dynes, Deceased (the "decedent"), under Skagit County Superior Court Cause No. 19-4-00072-29, in distribution of said estate, hereby conveys and quitclaims to SHARON ANN DYNES, Trustee of the Arthur William Dynes and Sharon Ann Dynes Family Trust uwd October 4, 2016, all of Grantor's right, title, and interest in and to the following described real estate, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington:

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

SUBJECT TO: All easements, restrictions and reservations of record.

DATED: July 11, 2019.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 3097  
JUL 25 2019

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

**ESTATE OF ARTHUR WILLIAM DYNES,  
Deceased, Grantor**

By: Colleen M. Mullen  
Colleen M. Mullen,  
Co-Personal Representative

By: Michael J. Dynes  
Michael J. Dynes,  
Co-Personal Representative

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that COLLEEN M. MULLEN is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as a Co-Personal Representative for the Estate of Arthur William Dynes, 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 11<sup>th</sup> day of July, 2019.



Heather Waldron  
Printed Name HEATHER WALDRON  
NOTARY PUBLIC in and for the State of Washington  
Residing at Heart View WA  
My Commission Expires 3-23-2022

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

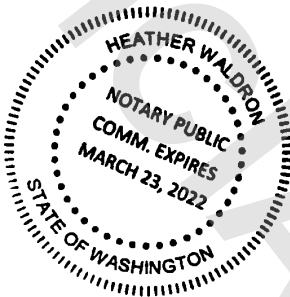
I certify that I know or have satisfactory evidence that MICHAEL J. DYNES is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as a Co-Personal Representative for the Estate of Arthur William Dynes, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 11<sup>th</sup> day of July, 2019.

*Heather Waldron*

HEATHER WALDRON

Printed Name \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington  
Residing at Mount Vernon WA  
My Commission Expires 3-23-2022



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

Skagit County Assessor's Parcel #4077-131-001-0002; P72170

The West ½ of Lot 1, Block 131, plat of "First Addition to Burlington, Skagit Co., Wash.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;

TOGETHER WITH that portion of the South ½ of vacated Cedar Street adjacent thereto which would attach by operation of law.

ALSO TOGETHER WITH that portion of Lot 2, Block 131, said plat of "First Addition to Burlington, Skagit Co., Wash.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 2, Block 131; thence South 89°36'54" East along the North line of said Lot 2 for a distance of 154.85 feet, more or less, to the Southeast corner of the West ½ of Lot 1, Block 131, said plat of "First Addition to Burlington, Skagit Co., Wash.;" thence South 0°21'55" East on the Southerly projection of the East line of said West ½ of Lot 1 for a distance of 5.36 feet; thence South 88°52'43" West for a distance of 154.85 feet, more or less, to the West line of said Lot 2, also being the East right-of-way margin of South Pine Street at a point bearing South 0°22'11" East from the POINT OF BEGINNING; thence North 0°22'11" West along said West line for a distance of 9.43 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Skagit County Assessor's Parcel #4077-130-006-0009; P72168

The West 1/2 of Lot 6, Block 130, and the West 1/2 of Lot 1, Block 131, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington; TOGETHER WITH all of vacated Cedar Street lying between said lots.

Skagit County Assessor's Parcel #4077-130-006-0108; P72169 and 4077-130-001-0101; P72171

The East ½ of Lot 6, Block 130, together with the North 1/2 of vacated Cedar Street adjacent which reverted thereto by operation of law; the East 1/2 of Lot 1, together with the South 1/2 of vacated Cedar Street adjacent which reverted thereto by operation of law, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

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

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
02/28/19

<b>Estate of ARTHUR WILLIAM DYNES:</b>	No. 19-4-00072-29  LETTERS TESTAMENTARY
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**I. BASIS**

1.1 The last will of ARTHUR WILLIAM DYNES late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on February 28, 2019.

1.2 In that will COLLEEN M. MULLEN & MICHAEL J. DYNES are named personal representative.

1.3 The personal representatives have qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT COLLEEN M. MULLEN & MICHAEL J. DYNES are authorized by this court to execute the will of the above decedent according to law.

DATED on this the 4th day of March, 2019.

MELISSA BEATON  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

**III. CERTIFICATE OF COPY**


STATE OF WASHINGTON |  
  | ss  
COUNTY OF SKAGIT

I, MELISSA BEATON, 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 February 28, 2019.

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

DATED: March 04, 2019

MELISSA BEATON  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY   
Deputy Clerk

