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08/08/2019 01:55 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When Recorded Please Return To:
LAWRENCE A. PIRKLE
PO Box 1788
Mount Vernon, WA 98273
(360) 336-6587

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 3346
AUG 08 2019

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

**QUIT CLAIM DEED
TO CLEAR TITLE**

THE GRANTOR, FRANCES JUNE KITE, who inadvertently took title individually rather than as Trustee for the benefit of STEVEN WARREN KITE and JANA LYNN KITE, as set forth in the Declaration of Trust recorded on January 28, 1982 under Skagit County Auditor's File No. 8201280011 and RICHARD L. CLEARMAN, as to any interest he may have as the spouse of BARBARA ANN CLEARMAN, who possibly had a successor interest from KENNETH WAYNE KITE (Deceased), when KENNETH WAYNE KITE, inadvertently took title individually rather than as Trustee, for the benefit of STEVEN WARREN KITE and JANA LYNN KITE, as set forth in the Declaration of Trust recorded on January 28, 1982 under Skagit County Auditor's File No. 8201280011, for and in consideration of transfer to clear title, (WAC 458-61A-215), conveys and quit claims to **GRANTEE**, FRANCES JUNE KITE, as Trustee for the Benefit of STEVEN WARREN KITE and JANA LYNN KITE, under declaration of Trust, dated April 29, 1981, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel No: P17690 330433-1-005-0001

All that portion of the NE quarter of the NE quarter of Section 33, TWP 33 North, Range 4 East, W.M. described as follows:

Beginning at the NW corner of the said subdivision; thence South 6 degrees 50' 49" West along the West line of said subdivision for a distance of 396.04 feet; thence South 83 degrees 59' 43" East for a distance of 57.80 feet to the intersection of an existing fence line; thence North 9 degrees 45' 52" East along said existing fence line for a distance of 396.85 feet to a point on the North line of said subdivision; thence North 83 degrees 59' 43" West along the North line of said subdivision for a distance of 78.00 feet to the NW corner of said subdivision and the true point of beginning.

Situate in the County of Skagit, State of Washington. Containing 26.888 Square. Feet.

Together with and subject to: All covenants, conditions, restrictions, reservations, agreements, easements and assessments of record, if any.

ABBREVIATED LEGAL DESCRIPTION OF ALL PARCELS

Assessor's Parcel No: P17685 330433-1-001-0104 P17690 330433-1-005-0001

P17689 330433-1-004-0101 P17683 330433-0-005-0003 P123571 330433-0-005-0100

Lots 1-4, inclusive, of Skagit County Short Plat No. 32-85 Auditor's File NO. 8610060015

FULL LEGAL DESCRIPTION OF ALL PARCELS

Lots 1-4, inclusive, of Skagit County Short Plat No. 32-85, approved in October 1986 and recorded October 6, 1986 as Auditor's File NO. 8610060015, being portions of the North ½ of the Northeast ¼ of Section 33, Township 33 North, Range 4 East, W.M., Skagit County, WA.

NOTE: This property was originally conveyed as part of a Boundary Line Adjustment recorded under Skagit County Auditor's File No. 8504180051 by the Grantor ANTHONY SENFF to the neighboring property owner which was owned by the Trust which FRANCES JUNE KITE and KENNETH WAYNE KITE were Trustees. However, it was inadvertently granted to KENNETH WAYNE KITE and FRANCES JUNE KITE, husband and wife.

Dated 1st day of August, 2019.

Frances June Kite
FRANCES JUNE KITE

Richard L. Clearman

RICHARD L. CLEARMAN

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me, FRANCES JUNE KITE, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of August, 2019.



LAWRENCE A. PIRKLE

NOTARY PUBLIC in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/23

STATE OF Washington)
)
COUNTY OF Skagit) ss.

On this day personally appeared before me, RICHARD L. CLEARMAN, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of August, 2019.



Lawrence A. Pirkle
(Printed Name)

[Signature]
NOTARY PUBLIC in and for the
State of Washington

Residing at: Mt. Vernon

My Commission Expires: 05-07-2023