



201909050021

09/05/2019 09:07 AM Pages: 1 of 2 Fees: \$104.50  
Skagit County Auditor

After recording mail to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 3843  
SEP 05 2019

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

Grantor: Tanya Kim Yeats, Sole heir to the estate of Ian Douglas Yeats  
Grantee: Tanya Kim Yeats  
Legal: LOT B SURVEY #8812060090; PTN GOV LOT 6, 6-35-5 E W.M.  
Tax Parcel #: 350506-0-018-0008 / P38507

**QUIT CLAIM DEED**

The Grantor, TANYA KIM YEATS, sole heir to the estate of Ian Douglas Yeats, as sole heir of the ESTATE OF IAN DOUGLAS YEATS, in accordance with the Lack of Probate Real Estate Affidavit recorded on 9/5/19, under Auditor's File No. 201909050020, conveys and quit claims to TANYA KIM YEATS, 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:

Parcel "A":

That portion of Government Lot 6 of Section 6, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Southwest corner of said Government Lot 6;  
thence South 87°58'10" East a distance of 26.13 feet to the East right of way of State Highway SR-9;  
thence North 4°39'29" East along said East right of way line a distance of 416.00 feet to Point "A";  
thence South 87°58'10" East a distance of 416.00 feet to the point of beginning of this description;  
thence North 4°39'29" East a distance of 60.06 feet;  
thence South 87°58'10" East a distance of 168.44 feet;  
thence North 4°39'29" East a distance of 385.19 feet to the North line of the South 1/2 of the North 2/3 of said Government Lot 6;  
thence South 87°35'17" East along the North line of the South 1/2 of the North 2/3 a distance of 238.86 feet to the East line of said Government Lot 6;

thence South 0°50'54" West along the East line of said Government Lot 6, a distance of 202.82 feet to the Northwest corner of the South ½ of the Northeast ¼ of the Southwest ¼ of said Section 6;  
 thence South 12°58'36" West a distance of 668.14 feet to the South line of said Government Lot 6;  
 thence North 87°58'10" West along the South line of said Government Lot 6 a distance of 324.09 feet;  
 thence North 4°39'29" East a distance of 416.00 feet to the point of beginning of this description.

Also known as Tract B of Survey recorded under Auditor's File No. 8812060090 in Volume 8 of Surveys, page 95.

Situate in the County of Skagit, State of Washington.

Parcel "B":

A non-exclusive easement for ingress, egress and utilities over, under and through a 60 foot wide strip of land lying North of, adjacent to and contiguous with the South line of Tract A of said Survey.

Situate in the County of Skagit, State of Washington.

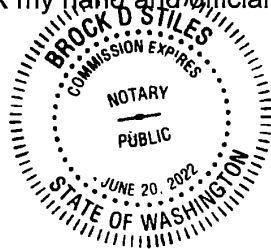
Dated Sept 3, 2019

Tanya Kim Yeats  
 Tanya Kim Yeats, sole heir to the Estate of Ian Douglas Yeats,

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

On this day personally appeared before me **Tanya Kim Yeats**, heir of the Estate of Ian Douglas Yeats, 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 3 day of Sept, 2019



Brock D. Stiles  
 NOTARY PUBLIC in and for the State of Washington, residing at sedro woolley  
 Commission Expires: 6-20-22