

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



202001210137

01/21/2020 12:50 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

QUIT CLAIM DEED

THE GRANTOR, SHIRLEY ANNE LEE, as Personal Representative for the Estate of NOLAN H. LEE, under Skagit County Cause No. 17-4-00402-29, for and in consideration of distribution of estate (WAC 458-61A-202 (6)(f)), conveys and quit claims to GRANTEE, SHIRLEY ANNE LEE, an unmarried person as her 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.


Assessor's Parcel No: P23213 340336-0-012-0019, P23214 340336-0-012-0100
P23216 340336-0-013-0000, P23217 340336-0-014-0009

Abbreviated legal description: Ptn Gov. Lots 6 & 7, 36-34-3 E W.M. More fully described on Exhibit "A" and incorporated herein by this reference.


Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: all covenants, conditions, restrictions, reservations, agreements, easements, provisions & assessments of record, if any.

Dated 31st day of December, 2019.


SHIRLEY ANNE LEE,
Personal Representative
for the Estate of NOLAN H. LEE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


JAN 21 2020

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that SHIRLEY ANNE LEE is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Personal Representative of the NOLAN H. LEE Estate 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 31st day of December, 2019.



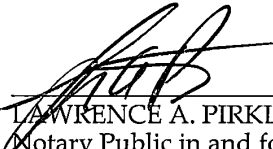

LAWRENCE A. PIRKLE
Notary Public in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/23

EXHIBIT "A"

Assessor's Parcel No: P23213 340336-0-012-0019, P23214 340336-0-012-0100
P23216 340336-0-013-0000, P23217 340336-0-014-0009

Parcel "A": The West 4.50 acres of Government Lot 7 and that portion of Government Lot 6, lying Easterly of Dry Slough, and the South 126.50 feet of that portion of Government Lot 6 lying Westerly of Dry Slough, in Section 36, Township 34 North, Range 3 East W.M., EXCEPT dike, ditch and County Road rights of way, AND EXCEPT the following tract:

Beginning at the SW corner of the East 2 1/2 acres of said Lot 6;
Thence North 3 degrees 51' East along an existing fence line and along the West boundary line of the East 2 1/2 acres of said Lot 6, a distance of 147.81 feet;
Thence North 88 degrees 05' West along an existing fence line a distance of 159.25 feet;
Thence South 0 degrees 57' West along an existing fence line a distance of 162.41 feet to the South line of said Lot 6;
Thence North 86 degrees 24' East along an existing fence line and along the South line of said Lot 6, a distance of 152.22 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "B": That portion of Government Lot 6, in Section 36, Township 34 North, Range 3 East W.M., described as follows:

Beginning at the West line of Section 36, Township 34 North, Range 3 East W.M., at a point which is 126.4 feet North of the SW corner of the said Section,
Thence North 303.5 feet;
Thence South 26 degrees 28' East 339 feet;
Thence West 151.1 feet to the place of beginning, EXCEPT that portion of Government Lot 6 West of Dry Slough and North of a line 126.5 feet North of the South line of Lot 6 and South of a line 181 feet North of the South line of Lot 6.

Situate in the County of Skagit, State of Washington.

Parcel "C": Government Lot 7 of Section 36, Township 34 North, Range 3 East W.M., EXCEPT County road along the South line thereof, ALSO EXCEPT those portions thereof lying within the boundaries of the following described tracts:

- 1) That certain tract conveyed to Charles O. Nelson by Deed dated November 20, 1905, recorded November 21, 1905, under Auditor's File No. 54420 in Volume 60 of Deeds, page 552, described therein as follows:
"The West 4 1/2 acres of Lot 7."

- 2) Beginning at the SE corner of said Government Lot 7; thence North on the East lot line 320 feet, more or less, to the bank of the Slough, as the same existed on February 21, 1907; thence West along the bank of said Slough to a point 400 feet West of the East line of said Government Lot 7; thence South 80 feet;
Thence in a Southeasterly direction in a straight line to the point of beginning.
- 3) That portion of Government Lot 7 lying within the right of way of Dike District No. 2 as condemned by Decree filed July 19, 1900 in Skagit County Superior Court Cause No. 3049.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: all covenants, conditions, restrictions, reservations, agreements, easements, provisions & assessments of record, if any.

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED

Skagit County Clerk
Skagit County, WA
11/9/17

Estate of **NOLAN H LEE:**

DECEASED.

No. 17-4-00402-29

LETTERS TESTAMENTARY

I. BASIS

1.1 The last will of NOLAN H LEE late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on November 09, 2017 .

1.2 In that will SHIRLEY LEE is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED on this the 9th day of November, 2017.

MAVIS BETZ

COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)

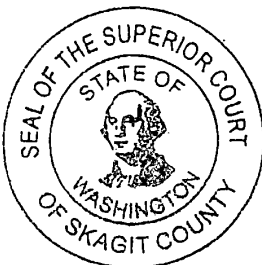
) ss

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 November 09, 2017.

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

DATED: November 13, 2017



MAVIS BETZ

COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY

 Deputy Clerk