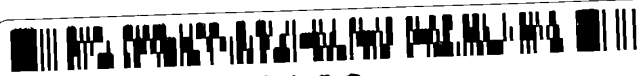


When Recorded Please Return To:  
LAWRENCE A. PIRKLE  
PO Box 1788  
Mount Vernon, WA 98273  
(360) 336-6587



**202001210139**

01/21/2020 12:50 PM Pages: 1 of 8 Fees: \$110.50  
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:** P15232, P15234, P15237, P15238, P15239, P15244, P15273, P15274, P15279, P15290, P15309, P15310, P15311  
(ptn), P15312, P15314, P15315, P15323, P15330, P15333

Abbreviated legal description:


A ptn of Sections 1 & 2, 33-3 E W.M.  
Gov Lot 4 1-33-3

Legal description 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 31<sup>st</sup> day of December, 2019.

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

202001210139  
JAN 21 2020

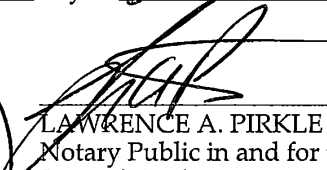
Amount Paid \$ 0  
By  Skagit Co. Treasurer  
Deputy

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 31<sup>st</sup> 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"****Parcel "A":**

That portion of the North 1/2 of the Government Lot 4 in Section 1, Township 33 North, Range 3 East, W.M., lying Easterly of Dry Slough EXCEPT dike and ditch rights of way as described in Deed to Diking District No. 2, recorded March 29, 1921, in Volume 114 of Deeds, page 508, records of Skagit County, Washington, AND EXCEPT County Road.

Situate in the County of Skagit, State of Washington.

**Parcel "B":**

The West 1/2 of Government Lot 3, EXCEPT the County Road right of way along the North line thereof. ALSO that portion of the South 1/2 of Government Lot 4, lying Easterly of Dry Slough, EXCEPT Diking District No. 2 rights of way, ALSO EXCEPT County Road right of way known as the Dry Slough Road; AND ALSO EXCEPT that 30 foot wide strip of land conveyed to Skagit County for road purposes by deed dated October 16, 1952, and recorded November 19, 1952, under Auditor's File No. 482137. ALSO the North 1/2 of the North 1/2 of the SE 1/4 of the NW 1/4, all in Section 1, Township 33 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

**Parcel "C":**

The North 1/2 of the NW 1/4 of the SW 1/4 of Section 1, Township 33 North, Range 3 East, W.M., EXCEPT that portion thereof conveyed to Skagit County for road purposes by Deed recorded May 16, 1952, under Auditor's File No. 475219.

Situate in the County of Skagit, State of Washington.

**Parcel "D":**

That portion of Government Lot 4, Section 1, Township 33 North, Range 3 East, W.M., lying Westerly of Dry Slough, EXCEPT County Roads, AND EXCEPT dike right of way.

Situate in the County of Skagit, State of Washington.

**Parcel "E":**

The East 1/2 of Government Lot 3, Section 1, Township 33 North, Range 3 East, W.M., EXCEPT the South 20 feet of the East 20 feet, AND EXCEPT the North 297 feet of the East 416 feet thereof, AND EXCEPT road and ditch rights of way.

Situate in the County of Skagit, State of Washington.

**Parcel "F":**

Government Lot 2 of Section 1, Township 33 North, Range 3 East, W.M., EXCEPT the following tracts:

- 1) Part platted as "SKAGIT CITY," as per plat recorded in Volume 2 of Plats, page 111, records of Skagit County, Washington.
- 2) The West 10 rods of the North 16 rods.

- 3) Tract deeded by Louis E. Nelson and wife, to Sophia Swanberg by deed dated February 26, 1901 and recorded in Volume 42 of Deeds, page 93, described in said deed as follows:

Beginning at the NE corner of the Baptist Church lot in the Town of Skagit City on the line of the County Road;

Thence west about 162 feet on the North line of said Baptist Church lot to the NW corner of said lot and to the picket fence;

Thence in a Northerly direction about 408 feet to the orchard fence of Louis E. Nelson;

Thence running East along said orchard fence about 162 feet to the County Road;

Thence running South parallel with said County Road about 408 feet to the point of beginning, the said tract of land being in Lot 2, Section 1, Township 33 north, Range 3 East, W.M.

- 4) County Road, ditch and dike rights of way.

- 5) The South 20 feet thereof.

- 6) That portion of Government Lot 2, Section 1, Township 33 North, Range 3 East, W.M., lying Westerly of and Southerly of the Skagit City and Fir Road, and Easterly of the Westerly line of the "SKAGIT CITY," as per plat recorded in Volume 2 of Plats, page 111, records of Skagit County, Washington, extended North to the Southwesterly margin of said Skagit City and Fir Road, EXCEPT that portion thereof as deeded to Sophia Swanberg by deed dated February 26, 1901, and recorded in Volume 42 of Deeds, page 93, described as follows:

Beginning at the NE corner of the Baptist Church lot in the Town of Skagit City on the line of the County Road;

Thence West about 162 feet in the North line of said Baptist Church lot to the NW corner of said lot and to the picket fence;

Thence in a Northerly direction about 408 feet to the orchard fence of Louis E. Nelson;

Thence running East along said orchard fence about 162 feet to the County Road;

Thence running South parallel with said County Road about 408 feet to the point of beginning, the said tract of land being in Lot 2, Section 1, Township 33 North, Range 3 East, W.M., EXCEPT any portion thereof lying South of the North line of said Sophia Swanberg Tract extended Westerly, AND EXCEPT roads.

- 7) That portion of Government Lot 2, Section 1, Township 33 North, Range 3 East, W.M., lying Easterly of the Skagit City Road, and lying Northerly of the Easterly extension of the North line of the "SKAGIT CITY," as per plat recorded in Volume 2 of Plats, page 111, records of Skagit County, Washington.

(Said North line of Skagit City being further described as being a line 489 feet North of and parallel to the South line of said Government Lot 2.)

Situate in the County of Skagit, State of Washington.

**Parcel "G":**

The South 1/2 of the North 1/2 of the SE 1/4 of the NW 1/4 of Section 1, Township 33 North, Range 3 East, W.M., EXCEPT ditch rights of way.

Situate in the County of Skagit, State of Washington.

**Parcel "H":**

The North 20 acres of Government Lot 5, Section 1, Township 33 North, Range 3 East, W.M., EXCEPT any portion thereof lying within the South 1/2 of said Government Lot 5, AND EXCEPT dike and ditch rights of way, AND EXCEPT a strip of land 24 feet wide West from the base of the dike conveyed to Skagit County for road purposes by Deeds dated April 2, 1912, and recorded under Auditor's File Nos. 90689 and 90883, AND ALSO EXCEPT the following described tract:

Beginning at a point 246 feet South of the SE corner of Lot 1, Block "D," "SKAGIT CITY," as per plat recorded in Volume 2 of Plats, page 111, records of Skagit County, Washington;  
Thence West 57 feet;  
Thence North 56 feet;  
Thence West 159 feet;  
Thence South 114 feet; thence East 253 1/2 feet;  
Thence North 58 feet;  
thence West 37 1/2 feet to a point of beginning, AND ALSO EXCEPT the following described tract;

Beginning at a point 303 feet South and 4 feet East of the said SE corner of Lot 1, Block "D," "SKAGIT CITY," above referred to;  
Thence West 220 feet;  
Thence South 60 feet';  
Thence East 220 feet;  
Thence North 60 feet to the point of beginning, AND ALSO EXCEPT the following described tract;

Beginning at a point 190 feet South and 43 feet East of the SE corner of Lot 1, Block "D," "SKAGIT CITY";  
Thence West 100 feet'  
Thence South 56 feet;  
Thence East 100 feet;  
Thence North to the point of beginning.

ALSO EXCEPT the following described tract:

Beginning at the intersection of the South line of that certain tract described as Parcel "B," as conveyed to Jerry W. Stuber and Alice D. Stuber, husband and wife, by instrument dated April 4, 1968, and recorded June 26, 1968, under Auditor's File No. 715198 and the centerline of the County road;  
Thence West along the South line of said Stuber tract a distance of 281 feet;  
Thence North 203 feet;  
Thence East to the centerline of said County road;  
Thence Southerly along the centerline of said County road to the point of beginning,  
EXCEPT that portion thereof lying within the County road.  
AND ALSO EXCEPT any and all property lying outside dike.

Situate in the County of Skagit, State of Washington.

**Parcel "J":**

That portion of Government Lot 9, Section 2, Township 33 North, Range 3 East, W.M., lying East of the County Road;

EXCEPT that portion of the South 22 rods and 11 feet (374 feet) of Government Lot 9, Section 2, Township 33 North, Range 3 East, W.M., lying Westerly of the following described line:

Beginning at the SE corner of said Government Lot 9 (South 1/4 corner);  
Thence North 89 degrees 00' 37" West 727.10 feet along the South line of said Government Lot 9 to the true point of beginning of said line;  
Thence North 03 degree 40' 12" East 374.41 feet to the North line of said South 22 rods and 11 feet and the terminus of said line.

EXCEPTING the County Road along the South side thereof, AND EXCEPT dike and ditch rights of way.

ALSO that portion of the SW 1/4 of the SE 1/4, of Section 2, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at the SW corner of said SW 1/4 of the SE 1/4;  
Thence East 40 rods;  
Thence North 40 rods;  
Thence East to the bank of Dry Slough;  
Thence Northerly following the bank of said slough to the North line of the SW 1/4 of the SE 1/4 aforesaid;  
Thence West to the NW corner of said SW 1/4 of the SE 1/4;  
Thence South to the point of beginning, EXCEPT County road, dike and ditch rights of way.

All being in Section 2, Township 33 North, Range 3 East, W.M., in Skagit County, State of Washington.

Situate in the County of Skagit, State of Washington.

**Parcel "K":**

Government Lot 10 and that portion of the NW 1/4 of the SE 1/4 lying Westerly of Dry Slough, EXCEPT a strip of land 100 feet wide along the North line of said Lot 10 and said portion of the NW 1/4 of the SE 1/4, EXCEPT dike right of way.

ALSO Government Lots 1, 11, 12, and that portion of the SE 1/4 of the NE 1/4 lying North of Dry Slough, ALL in Section 2, Township 33 North, Range 3 East, W.M., EXCEPT that portion of Government Lot 12 lying Southeasterly of Dry Slough, AND EXCEPT dike right of way.

Situate in the County of Skagit, State of Washington.

**PARCEL "L":**

Government Lot 5 and the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 1, Township 33 North, Range 3 East, W.M., EXCEPT the North 20 acres of said Lot 5, EXCEPT the South 330 feet of the NW 1/4 of the SE 1/4 and the South 330 feet of the East 660 feet of the NE 1/4 of the SW 1/4, AND EXCEPT the West 6 feet of the NE 1/4 of the SW 1/4 and road, dike and ditch rights of way, EXCEPT the following described tract:

Beginning at a point on the Westerly right of way line of the County road running in a general Northerly-Southerly direction through said Government Lot 5, at a point 282 feet South of the South line of the North 20 acres of said Government Lot;  
Thence West parallel to the South line of said North 20 acres a distance of 309 feet;  
Thence Northerly along a line equal distant from the Westerly line of said County road and parallel and concentric thereto to the South line of said North 20 acres of said Government Lot;  
Thence East along the South line of said North 20 acres to the Westerly right of way line of said County road;

Thence Southerly along said Westerly line on a curve to the left to a point of tangency;  
Thence continuing Southerly along said Westerly line to the point of beginning.

ALSO EXCEPT that portion of Government Lot 5 and the NW 1/4 of the SE 1/4 of Section 1, Township 33 North, Range 3 East, W.M., lying East of the following described line:

Beginning at a point of the Westerly margin of the County Road known as Skagit City Road said point being the SE corner of that certain parcel of land conveyed to Ted C. Johnson and Christine J. Johnson by instrument recorded November 30, 1992, in Book 1139 of Deeds, pages 289 and 290, records of Skagit County, Washington, under Auditor's File No, 9211300209;

Thence Westerly, along the South line of said Johnson parcel, 300 feet, more or less, to the intersection with a North-South fence line, as it existed April 20, 1999, and the true point of beginning of said line;

Thence Southerly along said fence line and its Southerly extension, if any, to the intersection with the North line of that certain parcel of land conveyed to Sanford Stuber and Margaret Stuber, by instrument recorded June 10, 1966, under Auditor's File No. 683975, said intersection being approximately 496 feet, more or less, West of the centerline of said County Road, and the terminus of this line description.

TOGETHER WITH a 30 foot easement for ingress and egress for agricultural purposed as granted by easement recorded February 3, 2000, under Auditor's File No. 200002030106, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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 )

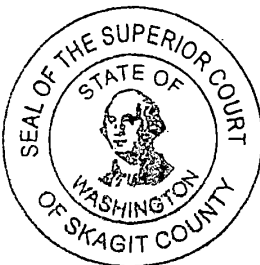
) ss

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 COURTBY Kristen Denton Deputy Clerk