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01/29/2020 11:28 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273

QUIT CLAIM DEED

GRANTOR: MARVIN H. SIMS, Individually and as Personal
Representative of the Estate of BARBARA A. SIMS,
Deceased

GRANTEE: MARVIN H. SIMS, Trustee of the Barbara A. Sims
Disclaimer Trust uwd 11/28/2016

Legal Description

Abbreviated Form: Montborne, Ptn Blk 55 & Vac Lakeside Blvd, Plat Town of
Montborne

Additional on: Exhibit A

Assessor's Tax Parcel Nos: 4135-043-900-0506; P74703

2020-348
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 29 2020

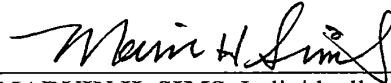
Amount Paid \$ 0
By Skagit Co. Treasurer
108 Deputy

THE GRANTOR, **MARVIN H. SIMS**, individually and in his capacity as the duly appointed, qualified and acting **Personal Representative for the Estate of BARBARA A. SIMS, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 18-4-00336-29, in distribution of said estate, hereby conveys and quitclaims to **MARVIN H. SIMS, Trustee of the Barbara A. Sims Disclaimer Trust uwd 11/28/2016**, as GRANTEE, that certain real property, which was the community property of **MARVIN H. SIMS** and the decedent at the time of death of the decedent, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, and legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions and reservations of record.

DATED: December 27, 2019.



MARVIN H. SIMS, Individually and as
Personal Representative of the Estate of
BARBARA A. SIMS, Deceased

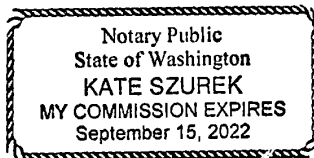
STATE OF WASHINGTON

} ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **MARVIN H. SIMS** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the Estate of **BARBARA A. SIMS, 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 27th day of December, 2019.



KATE SZUREK

Printed Name

NOTARY PUBLIC in and for the State of Washington

My Commission Expires 9-15-2022

EXHIBIT A
(Legal Description)

PARCEL "A":

That portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying between the Northeasterly extensions of the Northwesterly and Southeasterly lines of the following described Tract "X" and Westerly of Line "RR" described below:

Tract "X":

That portion of Block 55 and vacated Lakeside Boulevard abutting, of "PLAT OF TOWN OF MONTBORNE", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, lying within the following described tract: Commencing at the Northeasterly corner of Lot 1, Block 43 of said "PLAT OF TOWN OF MONTBORNE"; thence North $47^{\circ}25'45''$ East along a projection of the Northerly line of said Lot 1, a distance of 50.22 feet; thence South $37^{\circ}10'00''$ East parallel with the Easterly line of said Block 43 and along the original centerline of the Northern Pacific Railroad a distance of 236.94 feet to the point of beginning; thence continuing South $37^{\circ}10'00''$ East along said parallel line and along centerline a distance of 133.05 feet to a point of curvature in said centerline; thence along the arc of said curve to the right having a radius of 1146.28 feet, through a central angle of $1^{\circ}35'49''$, an arc distance of 31.95 feet; thence South $59^{\circ}11'37''$ West 119 feet, more or less, to the shore line of Big Lake; thence Northwesterly along said shore line 166 feet, more or less, to a point which is South $60^{\circ}10'00''$ West from the point of beginning; thence North $60^{\circ}10'00''$ East 115 feet, more or less, to the point of beginning.

LINE "RR":

Begin at a point on the North line of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970; thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right-of-way and the centerline of the above described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

PARCEL "B":

Those portions of the following described properties lying Westerly of the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970:

That portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), adjoining the Westerly line of Block 2 of the vacated plat of "RESERVE ADD. TO THE TOWN OF MONTBORNE", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County,

Washington, which lies Northerly of the Southerly line of said Block 2 extended West to the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970, and Westerly of said centerline, and Southerly of the centerline of vacated Alder Street extended West to said railway centerline;

TOGETHER WITH Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 2, of the vacated plat of "RESERVE ADD. TO THE TOWN OF MONTBORNE," as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington, TOGETHER WITH that portion of vacated Alder Street which has reverted thereto by operation of law;

TOGETHER WITH Lots 1, 2, 3, 4, 9 and 10, Block 51, of the vacated plat of "THE TOWN OF MONTBORNE", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, TOGETHER WITH that portion of vacated Alder Street which has reverted thereto by operation of law;

EXCEPT from all of the above those portions thereof lying within the South 650 Feet of Government Lot 6 of Section 6, Township 33 North, Range 5 East W.M.; ALSO, EXCEPT those portions thereof, if any, lying within the South 1/2 of said Government Lot 6.

EXCEPT that portion thereof lying Westerly of the following described Line "RR":

LINE "RR": Begin at a point on the North line of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970; thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right-of-way and the centerline of the above described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

AND ALSO, EXCEPT that portion of the properties described above which lie Southeasterly of the Northeasterly extension of the Northwesterly line of those certain premises conveyed to Robert G. Miller, et ux, by Deed recorded August 19, 1987, as Auditor's File No. 8708190025

Said Parcels "A" and "B" being subject to a 15 foot wide sewer line easement, the exact location of which shall be determined later, in favor of Ray Kemp.



SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
10/01/18

Estate of BARBARA A. SIMS:

No. 18-4-00336-29

LETTERS TESTAMENTARY

I. BASIS

1.1 The last will of BARBARA A. SIMS late of SNOHOMISH County, State of WASHINGTON was duly exhibited proven and recorded in this court on October 01, 2018.

1.2 In that will MARVIN H. SIMS is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED on this the 1st day of October, 2018.

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

) ss

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 October 01, 2018.

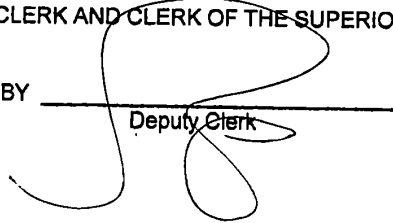
I further certify that these letters are now in full force and effect.

DATED: 1/22/2020

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT



BY


Deputy Clerk