

**After Recording Return To:**

Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273



**202002100043**

02/10/2020 10:59 AM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020 492  
FEB 10 2020

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

**QUITCLAIM DEED**

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**GRANTOR:** DENNIS RUSCHMANN, a single man

**GRANTEE:** DAWN MURPHY, Personal Representative of the Estate of DONALD WAYNE MAGNUSON, Deceased

**Legal Description:**  
Abbreviated Form: Lots 4-6, Block 3, of MARTIN & BAILEY'S TO MOUNT VERNON, Map Book 1, Map Page 48 & Section 19, Township 34, Range 4, Portion NE 1/4 - NW 1/4

Additional on: Exhibit "A"

**Assessor's Tax Parcel No.:** 3950-003-004-0103/P67366  
340419-0-020-0001/P26325

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THE UNDERSIGNED GRANTOR, **DENNIS RUSCHMANN**, a single man, in consideration of clearing title pursuant to Order Granting Defendant's Motion for Summary Judgment entered under Skagit County Superior Court Cause No. 17-2-01512-4, a copy of which is hereby attached as Exhibit "B", hereby conveys and quitclaims to the GRANTEE, **DAWN MURPHY**, Personal Representative of the Estate of **DONALD WAYNE MAGNUSON, Deceased**, all of Grantor's interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

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

DATED this 4 day of Feb, 2020.

  
DENNIS RUSCHMANN

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **DENNIS RUSHMANN** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 4th day of February, 2020.



*[Handwritten Signature]*

Printed Name **RACHEL FRANULOVICH**  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 11-09-2021

Exhibit ALegal DescriptionParcel A: 15238 N. Wall Street

That portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 34 North, Range 4 East W.M., described as follows:

Beginning at the Southeast corner of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; thence West 210 feet along the South line of said subdivision; thence North 105 feet; thence East 210 feet; thence South 105 feet to the point of beginning, EXCEPT roads.

Situate in the County of Skagit, State of Washington

Tax Parcel: P26325

Parcel B: 15266 and 15256 N. Wall Street

The North 12 feet of the South  $\frac{1}{2}$  of Lot 4; North  $\frac{1}{2}$  of Lot 4 and all of Lots 5 and 6, Block 3, "MARTIN & BAILEY'S ADDITION TO WEST MOUNT VERNON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 1 of Plats, page 48, records of Skagit County, Washington.

TOGETHER WITH the East 10 feet of vacated street abutting on the West line thereof.

TOGETHER WITH: That certain 1959 ROLHM Mobile Home, 41D/10 VIN#12090

Situate in the County of Skagit, State of Washington

Tax Parcel: P67366

**EXHIBIT "A"**  
**QUITCLAIM DEED**