



202010140152

10/14/2020 04:05 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

After Recording Return To:

Joseph T. LeClair
14410 Beaver Lake Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 4224
OCT 14 2020

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

STATUTORY WARRANTY DEED

GRANTOR: **JOSEPH T. LeCLAIR**, individually and as Personal Representative of the **Estate of ANNETTE TRUDY LeCLAIR, Deceased**

GRANTEE: **JOSEPH T. LeCLAIR**, a single man

Legal Description; Abbreviated Form: Parcel B: Ptn NE ¼ NW ¼, & SE ¼ NW ¼, & SW ¼ NE ¼, & N ½ SE ¼ S13 T34N R4E WM
Parcel C: Ptn Gvt Lt 3, S18 T34N R5E WM
Parcel D: Ptn Gvt Lot 4, S18 T34N R5E WM
Parcel E: SE ¼ SW ¼ S18 T34 N R5E WM

Additional on Page: Exhibit A

Assessor's Tax Parcel Nos: 340413-4-008-0005; P24690 340413-4-003-0000; P24686
340413-1-003-0006; P24647 340413-4-004-0009; P24687
340413-2-001-0006; P24649 340518-0-006-0009; P30264
340413-4-001-0002; P24684 340518-0-007-0107; P30266
340413-4-002-0001; P24685 340518-3-002-0007; P30281

THE GRANTOR, **JOSEPH T. LeCLAIR**, individually and in his capacity as the duly appointed, qualified, and acting Personal Representative of the **Estate of ANNETTE TRUDY LeCLAIR, Deceased**, under Skagit County Superior Court Cause No. 19-4-00122-29, in distribution of said estate, hereby conveys and warrants to the GRANTEE, **JOSEPH T. LeCLAIR**, a single man, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in

and to 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.

SUBJECT TO: Easements, restrictions, and reservations of record.

On recording this deed all right, title, and interest in the above described property shall vest in **JOSEPH T. LeCLAIR**, a single person.

DATED: October 12, 2020.

**Estate of ANNETTE TRUDY LeCLAIR,
Deceased**

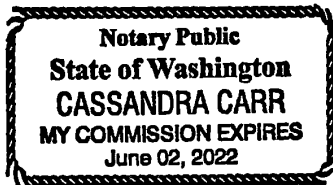
Joe LeClair
JOSEPH T. LeCLAIR

By Joe LeClair PR
JOSEPH T. LeCLAIR
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **JOSEPH T. LeCLAIR** 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 ANNETTE TRUDY LeCLAIR, 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 12th day of October, 2020.



Cassandra Carr
Printed Name CASSANDRA GARR
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/2/2022

EXHIBIT A**Legal Description**

Parcel A: Skagit County Assessor's Tax Parcel #340413-4-008-0005; P24690

That portion of the Southeast Quarter of the Southeast Quarter of Section 13, Township 34 North, Range 4 East of the Willamette Meridian, lying Northeasterly of the center of the East fork of the Nookachamps Creek;

EXCEPT road rights-of-way conveyed to Skagit County by deed recorded October 22, 1921, under Auditor's File No. 152529, records of Skagit County, Washington;

ALSO EXCEPT that portion conveyed by Warranty Easement Deed to the United States of America, recorded on September 29, 1999, under Auditor's File No. 199909290060, records of Skagit County, Washington.

Parcel B: Skagit County Assessor's Tax Parcel #340413-1-003-0006; P24647 and #340413-2-001-0006; P24649 and #340413-4-001-0002; P24684 and #340413-4-002-0001; P24685 and #340413-4-003-0000; P24686 and #340413-4-004-0009; P24687

The Northeast Quarter of the Northwest Quarter; that portion of the Southeast Quarter of the Northwest Quarter and of the Southwest Quarter of the Northeast Quarter of Section 13, Township 34 North, Range 4 East of the Willamette Meridian, lying Northeasterly of the center line of the Nookachamps Slough. Also that portion of the North Half of the Southeast Quarter of Section 13, Township 34 North, Range 4 East of the Willamette Meridian, lying Northeasterly of the center line of the Nookachamps Slough.

EXCEPT that portion conveyed by Warranty Easement Deed to the United States of America, recorded on September 29, 1999, under Auditor's File No. 199909290060, records of Skagit County, Washington.

Parcel C: Skagit County Assessor's Tax Parcel #340518-0-006-0009; P30264

That portion of Government Lot 3, Section 18, Township 34 North, Range 5 East of the Willamette Meridian, lying Westerly of the county road, as same existed on February 4, 1944.

Parcel D: Skagit County Assessor's Tax Parcel #340518-0-007-0107; P30266

That portion of Government Lot 4, Section 18, Township 34 North, Range 5 East of the Willamette Meridian, lying Northerly of the center line of Nookachamps Slough;

EXCEPT road and ditch right-of-ways.

**EXHIBIT A
STATUTORY WARRANTY DEED**

Parcel E: Skagit County Assessor's Tax Parcel #340518-3-002-0007; P30281

The Southeast 1/4 of the Southwest 1/4 of Section 18, Township 45 North, Range 5 East, W.M.,

EXCEPT County Roads along the West and South lines thereof;

SUBJECT TO Grant Deed of Conservation Easement dated November 27, 2000, and recorded on November 28, 2000, under Skagit County Auditor's File No. 200011280001.

ALL situate in the County of Skagit, State of Washington.

**EXHIBIT A
STATUTORY WARRANTY DEED**

