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ADAPTIVE LAW FIRM PS  
107 State Street  
Sedro-Woolley, WA 98284



**202012220199**

12/22/2020 03:45 PM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020 5478  
DEC 22 2020

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

**QUIT CLAIM DEED**

For no consideration, RALPH FIDLER, as Personal Representative of the Estate of Star M. Fidler (Grantor), for and in fulfillment of the conditions set forth in the Last Will and Testament of Star M. Fidler, Skagit County Probate No. 20-4-00086-29 ("Grantor"), conveys and quitclaims unto DAWN R. FIDLER, a single person (Grantee), all of Grantor's right, title and interest in the following-described real property located in Skagit County, State of Washington, together with all after-acquired title of the Grantor:

SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION

Abbreviated legal: All in W 1/2, Sec. 21, T33 N, R04 E, W. M.  
Tax Parcel Number(s): P17033 / 330421-3-004-0108  
P17035 / 330421-3-006-0106

Dated this 22 day of July, 2020.

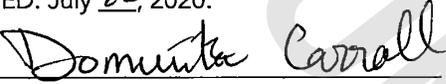
  
RALPH FIDLER, (Personal Representative

STATE OF OREGON )  
 )  
 ) :ss  
COUNTY OF )

I certify that I know or have satisfactory evidence that RALPH FIDLER 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 herein.



DATED: July 22, 2020.

  
Notary Public for the State of Oregon  
My commission expires: 9/25/2022

## Exhibit A

Those portions of the Southeast 1/4 of the Northwest 1/4 and of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 33 North, Range 4, East W.M., described as follows:

1. Beginning at a point 487 feet East of the Southwest corner of the Southeast 1/4 of the Northwest 1/4; thence South 26 degrees 30' East 50 feet, more or less, to the County Road; thence North 82 degrees West along said Road 26 feet; thence North 6 degrees West 63 feet; thence South 26 degrees 30' East 24 feet, more or less, to the point of beginning.
2. Beginning at a point 487 feet East of the Southwest corner of the Southeast 1/4 of the Northwest 1/4; thence South 26 degrees 30' East 50 feet, more or less, to the County Road; thence South 82 degrees East along said Road 100 feet; thence North 26 degrees 30' West 100 feet; thence North 82 degrees West 100 feet; thence South 26 degrees 30' East 50 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

S-101104-E

EXCEPTIONS:

A. CONDITIONS CONTAINED IN INSTRUMENT:

Recorded: August 29, 2001  
 Auditor's No.: 200108290134  
 As Follows:

This parcel lies within an area or within 500 feet of an area designated as a natural resource land (agriculture, forest or mineral resource lands of long-term commercial significance) in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting, or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law." In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated Natural Resource Lands, you will have setback requirements from designated NRL lands consistent with SCC 14.16.810.

B. The effect, if any, of a Survey of said premises recorded November 28, 2000, under Auditor's File No. 200011280022.

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200205030001

Skagit County Auditor

5/3/2002 Page 2 of 2 8:43AM

.PB-10

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

FILED  
Skagit County Clerk  
Skagit County, WA  
03/06/2020

Estate of STAR M FIDLER:	No. 20-4-00086-29  LETTERS TESTAMENTARY
--------------------------	-----------------------------------------------

20-4-00086-29  
LRTS 6  
Letters Testamentary  
7854341



I. BASIS

- 1.1 The last will of STAR M FIDLER late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on March 04, 2020.
- 1.2 In that will RALPH FIDLER is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 03/06/2020.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
Linda Petzelka, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |  
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY 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 March 04, 2020.

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

DATED: DEC 22 2020

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY *M Davis*  
Deputy Clerk

