



202102040099

02/04/2021 12:05 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

After recording return to:

Mr. Craig Sjoström, Attorney
1204 Cleveland Ave.
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-501
FEB 04 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy

Document Title: Quit Claim Deed

Grantor: Skagit County, a Political Subdivision of the State of Washington.

Grantee: Kristine F. Leander, a single person.

Tax Parcel No(s): P73343 (XrefID: 4101-220-014-0008).

Abbreviated Legal:

(0.0800 ac) FIDALGO CITY LOT 14 BLK 220 25' VAC POTTER ST & PTN OF VAC FR ST TO W 15' OF 14 & N 25' OF S 36' OF PTN VAC POTTER ST ABUTTING LOTS 14 & 15 & ALSO S 11FT OF W 15FT OF 14.

Situate in Skagit County, State of Washington.

QUIT CLAIM DEED

The Grantor, **Skagit County**, a Political Subdivision of the State of Washington, for the sole purpose of correcting inaccuracies in title, to facilitate the issuance of title insurance, and not for monetary consideration, but for good and valuable consideration, conveys and quit claims to **Kristine F. Leander**, a single person, the Grantee, the following described real estate, including any after-acquired interest of Grantor, situated in the County of Skagit, State of Washington:

See, **Exhibit A**, attached hereto and incorporated by reference.

Situate in Skagit County, State of Washington.

This deed is given to quiet title to a public right-of-way pursuant to Laws 1889-90, Chapter 19, Section 32 and Laws of 1909, Chapter 90, Section 1, in recognition that this right-of-way was unopened between 1890 and 1904, and not for monetary consideration. The purpose of this deed is solely to correct an inaccuracy in the records of title.

This conveyance is subject to private easements and/or private rights-of-way, and/or other claims of use and/or possession, if any, over and across the above-described real property.

The above-described property is combined with adjoining properties of Grantee, and shall not be conveyed as separate building lots without compliance with applicable Skagit County code. The property described herein is to be aggregated with the property owned by Grantee as part

of the recognition of the reversionary rights of Grantee to vacated street and alleys, and is not for the purpose of creating additional building lot(s).

DATED this 14 day of December, 2020.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

Ron Wesen
RON WESEN, Chair

Kenneth A. Dahlstedt
KENNETH A. DAHLSTEDT, Commissioner

Lisa Janicki
LISA JANICKI, Commissioner

Attest:

Linda Hammons
Clerk of the Board

Approved as to form:

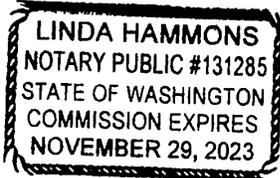
[Signature] 11/25/20
Civil Deputy Prosecuting Attorney

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Ron Wesen, Kenneth A. Dahlstedt, and/or Lisa Janicki is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized execute the instrument and acknowledged it as Commissioner(s) of Skagit County, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

DATED this 14 day of December, 2020.

(SEAL)



Linda Hammons
Notary Public
Print name: Linda Hammons
Residing at Skagit County
My commission expires 11-29-2023

Exhibit A

LEGAL DESCRIPTION

That portion of the West 25 feet of the East 50 feet of Potter Ave., "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASH." as per the plat thereof dated November 7th, 1889 and recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Wash., described as follows:

BEGINNING at the intersection of the North line of vacated Front St., "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASH." as per the plat thereof dated November 7th, 1889 and recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Wash., with the centerline of the said Potter Ave.;

thence North to the North line of the South 36 feet of that portion of the vacated East 25 feet of Potter Street abutting upon Lots 14 and 15, Block 220, of said plat;

Thence East 25 feet;

Thence South to the North line of the said vacated Front St.;

Thence West along the said North line to the POINT OF BEGINNING.

Situate in Skagit County, State of Washington.