

202103300140

03/30/2021 03:00 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

Filed for Record at request of
and return to:

STILES LAW INC., P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro-Woolley, WA 98284

2021-1325
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 29 2021

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

Grantor: Carl A. Wibbelman, surviving spouse and sole heir of the estate of Helen L. Wibbelman
 Grantee: Carl A. Wibbelman, as his separate property

Tax Parcel #s:	1) 3739-002-003-0302 / P53459	8) 4175-000-006-0005 / P77337
	2) 360436-4-005-0009 / P50834	9) 4806-000-001-0000 / P119910
	3) 360436-4-006-0008 / P50836	10) 4806-000-002-0000 / P119911
	4) 360436-4-004-0000 / P50831	11) 4806-000-003-0000 / P119912
	5) 360436-3-002-0004 / P50807	12) 4806-000-004-0000 / P119913
	6) 340418-0-070-0001 / P26152	13) 4806-000-005-0000 / P119914
	7) 4175-000-005-0303 / P77335	14) 4806-000-006-0000 / P119915

Legals :

- 1) MCLEAN'S 3RD ST TO MT VERNON S 120FT OF LT 3 BLK 2 DK 3 DT 92
- 2) E1/2 NW1/4 SE1/4
- 3) SW1/4 SE1/4
- 4) N1/2 S1/2 NE1/4 SE1/4 LESS RD & RT#4-00 4-01
- 5) S 40FT OF NE1/4 SW1/4 LESS RD
- 6) E 235FT OF N1/2 GOVT LOT 8, SEC 18, TOWNSHIP 34N, RANGE 4E
- 7) TROWBRIDGE ADD TO SEDRO S 120FT OF W 60FT LT 5
- 8) TROWBRIDGE ADD TO SEDRO S 120FT OF E1/2 LOT 6
- 9) AVANTI ACRES, LOT 1, ACRES 5.03
- 10) AVANTI ACRES, LOT 2, ACRES 4.99
- 11) AVANTI ACRES, LOT 3, ACRES 5.00
- 12) AVANTI ACRES, LOT 4, ACRES 5.03
- 13) AVANTI ACRES, LOT 5, ACRES 6.72, MH SERIAL# 17708866A
- 14) AVANTI ACRES, LOT 6, ACRES 4.88

QUIT CLAIM DEED

THE GRANTOR, CARL A. WIBBELMAN, as the surviving spouse of Helen L. Wibbelman, and sole heir of the Estate of Helen L. Wibbelman, in accordance with the Lack of Probate Real Estate Affidavit recorded on March 30, 2021, under Auditor's File # 202103300139 conveys and quit claims to CARL A. WIBBELMAN, as his separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

See attached Exhibit 'A' for legal descriptions

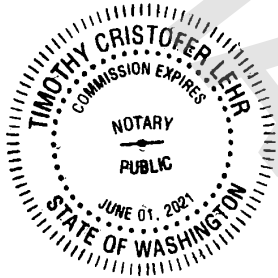
DATED: September 29, 2020

Carl A. Wibbelman
Carl A. Wibbelman, Grantor

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.

On this day personally appeared before me **Carl A. Wibbelman**, who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 29th day of September, 2020



Tim
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro-Woolley, WA
Commission Expires: 6/01/2021

Exhibit 'A'3739-002-003-0302 / P53459:

The South 120 feet of Lot 3, Block 2, McLEAN'S THIRD STREET ADDITION TO THE CITY OF MOUNT VERNON, according to the plat thereof recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington;

EXCEPT the East 30 feet thereof, as conveyed to the City of Mount Vernon by Deed dated June 1, 1927, recorded June 16, 1927, under Auditor's File No. 204987, records of Skagit County, Washington.

360436-4-005-0009 / P50834 & 360436-4-006-0008 / P50836:

The East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 36 North, Range 4 East W.M., EXCEPT mineral rights reserved by deeds recorded under Auditor's File No.'s 389374 & 547215, records of Skagit County, together with a non-exclusive easement for access (ingress & egress only) over and across the South 30 feet of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 36 North, Range 4 East W.M.

Situate in the County of Skagit, State of Washington.

360436-4-004-0000 / P50831:

The North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 36 North, Range 4 East W.M., EXCEPT road along the East line thereof; EXCEPT mineral rights as reserved in deed from Glacier Park Company dated March 28, 1949 and recorded April 25, 1949 under Auditor's File No. 430612, AND EXCEPT that portion, if any, lying within the boundaries of Short Plat No. 4-77, approved February 3, 1977 and recorded February 7, 1977 in Volume 2 of Short Plats, page 29, under Auditor's File No. 850564.

Situate in the County of Skagit, State of Washington.

360436-3-002-0004 / P50807:

The South 40 feet of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 36, Township 36 North, Range 4 East W.M., EXCEPT mineral rights reserved by deed dated July 31, 1943 and recorded December 4, 1943, under Auditor's File No. 367611, records of Skagit County and EXCEPT the as built and existing County Road running along the West side thereof.

Situate in the County of Skagit, State of Washington.

340418-0-070-0001 / P26152:

PARCEL A:

That portion of Government Lot 8 in Section 18, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point in an old fence line, which point is South $89^{\circ}20'30''$ West 234 feet from the East line of Government Lot 8 and 330.8 feet South of the Northeast corner thereof;
Thence South 190 feet to the true point of beginning;
Thence continuing South 118.5 feet more or less to the North line of the county road;
Thence East along the North line of the county road a distance of 85 feet;
Thence North 108.5 feet, more or less, to a point East of the true point of beginning;
Thence West 85 feet to the true point of beginning.

EXCEPT that portion, if any, lying within the right of way of the Pacific Northwest Traction Company, Inc.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Government Lot 8 in Section 18, Township 34 North, Range 4 East of the Willamette Meridian, lying

Westerly of the abandoned right of way of the Pacific Northwest Traction Company, North of the road known as Alder Lane and South of the following described line:

Beginning at a point in an old fence line which is South $89^{\circ}20'30''$ West 234 feet from a point the East line of said Government Lot 8 which is 330.8 feet South of the Northeast corner thereof;

Thence South 190 feet to the true point of beginning of the line to be described;

Thence East to the West line of Riverside Drive (formerly State Highway 99), and the terminal point of the line being described;

EXCEPT from all of the above, the following described tract:

Beginning at a point in an old fence line, which point is South $89^{\circ}20'30''$ West 234 feet from a point on the East line of Government Lot 8 and 330.8 feet South of the Northeast corner thereof;

Thence South 190 feet to the true point of beginning;

Thence continuing South 118.5 feet more or less to the North line of the road known as Alder Lane;

Thence East along the North line of said road a distance of 85 feet;

Thence North 118.5 feet, more or less, to a point East of the true point of beginning;

Thence West 85 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL C:

That portion of the North Half of Government Lot 8, Section 18, Township 34 North, Range 4 East of the Willamette Meridian, lying within 50 feet (measured at right angles) on each side of the following described center line:

Beginning at a point on the East line of said Section line 848 feet North of the Southeast corner thereof and 100 feet Northwesterly from the center line of the Great Northern Railway Company right of way;

Thence South $32^{\circ}10'36''$ West parallel with said Great Northern Railway Co. right of way 215 feet, more or less, to the South line of the North Half of said Lot 8, said tract being all that part of the abandoned right of way of Pacific

Northwest Traction Company within the North Half of
Government Lot 8,

EXCEPT County Road and the State Highway right of way;

AND EXCEPT therefrom that portion of said tract of land
lying South of the County Road.

Situated in Skagit County, Washington.

4175-000-005-0303 / P77335:

The South 120 feet of the West 60 feet of Lot 5,
"TROWBRIDGE ADDITION TO THE TOWN OF SEDRO
WOOLLEY", according to the plat recorded in Volume 3 of
Plats, page 33, records of Skagit County, Washington.

4175-000-006-0005 / P77337:

The South 120 feet of the East Half of Lot 6,
"TROWBRIDGE ADDITION TO THE TOWN OF SEDRO
WOOLLEY", according to the plat recorded in Volume 3 of
Plats, page 33, records of Skagit County, Washington.

4806-000-001-0000 / P119910:

Lot 1, "AVANTI ACRES", as per plat recorded December 23,
2002, under Auditor's File No. 200212230263, records of
Skagit County, Washington.

4806-000-002-0000 / P119911:

Lot 2, "AVANTI ACRES", as per plat recorded December 23,
2002, under Auditor's File No. 200212230263, records of
Skagit County, Washington.

4806-000-003-0000 / P119912:

Lot 3, "AVANTI ACRES", as per plat recorded December 23,
2002, under Auditor's File No. 200212230263, records of
Skagit County, Washington.

4806-000-004-0000 / P119913:

Lot 4, "AVANTI ACRES", as per plat recorded December 23, 2002, under Auditor's File No. 200212230263, records of Skagit County, Washington.

4806-000-005-0000 / P119914:

Lot 5, "AVANTI ACRES", as per plat recorded December 23, 2002, under Auditor's File No. 200212230263, records of Skagit County, Washington.

4806-000-006-0000 / P119915:

Lot 6, "AVANTI ACRES", as per plat recorded December 23, 2002, under Auditor's File No. 200212230263, records of Skagit County, Washington.