



**202108190085**

08/19/2021 01:50 PM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor

When Recorded Please Return To:

LAWRENCE A. PIRKLE

P.O. Box 1788

Mount Vernon, WA 98273

(360) 336-6587

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2021-3835  
AUG 19 2021

Amount Paid \$ ✓  
Skagit Co. Treasurer  
By *DHJ* Deputy

---

**QUIT CLAIM DEED**

**THE GRANTOR**, ANDREA SUE ZEHRM, as Personal Representative for the Estate of RONALD C. SPRAGG, under Skagit County Probate No. 19-4-00079-29, as to an undivided 50% interest, for and in consideration of distribution of estate (WAC 458-61A-202(6)(f)), conveys and quit claims to **GRANTEE**, CURTIS RONALD SPRAGG, a single person as his separate property, as to an undivided 16.66% interest, and CRAIG HOMCHICK, as Trustee for the CURTIS RONALD SPRAGG TRUST, as to an undivided 33.34% interest, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

**Assessor's Parcel Number: P16716 (330417-1-003-0003)**

The South 1/2 of the Southwest 1/4 of the Northeast 1/4; and the South 1/2 of the Southeast 1/4 of the Northeast 1/4; EXCEPT the East 1/2 of the South 1/2 thereof, all in Section 17, Township 33 North, Range 4, East, W.M.

**Assessor's Parcel Number: P114020 (330417-1-007-0400)**

The West 260 feet of the East 1/2 of the South 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4, Section 17, Township 33 North, Range 4 East, W.M.

**Assessor's Parcel Numbers: P16744 (330417-4-003-0007); P16745 (330417-4-004-0006);  
P16748 (330417-4-007-0003)**

The South 1/2 of the NW 1/4 of the SE 1/4 of Section 17, Township 33 North, Range 4 East W.M., EXCEPT drainage ditch right of way; ALSO, that portion of the South 1/2 of the SE 1/4 of Section 17, Township 33 North, Range 4 East W.M.

Legal descriptions more fully described on Exhibit "A" attached hereto and incorporated herein by this reference.

**NOTE:** With this transfer, the property ownership shall be as follows:

50% - NORMAN AND MARY JANE SPRAGG, husband and wife

33.34% - CRAIG HOMCHICK, Trustee of the Curtis Ronald Spragg Testamentary Trust

16.66% - CURTIS RONALD SPRAGG, a single person

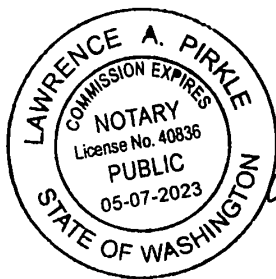
Dated the 17<sup>th</sup> day of August, 2020.

Andrea Sue Zehm  
ANDREA SUE ZEHEM, Personal Representative  
for the Estate of RONALD C. SPRAGG

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that ANDREA SUE ZEHEM is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of RONALD C. SPRAGG 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 17<sup>th</sup> day of August, 2021.



LAWRENCE A. PIRKLE

[Signature]  
NOTARY PUBLIC in and for the  
State of Washington  
Residing at Mount Vernon  
My Commission Expires: 5/7/23

**EXHIBIT "A"**

**Assessor's Parcel Number: P16716 (330417-1-003-0003)**

Parcel A:

The South 1/2 of the Southwest 1/4 of the Northeast 1/4; and the South 1/2 of the Southeast 1/4 of the Northeast 1/4; EXCEPT the East 1/2 of the South 1/2 thereof, all in Section 17, Township 33 North, Range 4 East, W.M.

EXCEPT that portion thereof lying Easterly of the following described line:

Commencing at the Northeast corner of said South 1/2 of the Southeast 1/4 of the Northeast 1/4; thence North 89°08'28" West along the North line thereof a distance of 341.85 feet to the Northwest corner of a tract conveyed to Richard Gilbert, et ux, by deed recorded February 21, 1996, under Auditor's File No. 9602210074, records of Skagit County Washington and the TRUE POINT OF BEGINNING of this line description;

thence South 7°23'00" West a distance of 189.72 feet to the Southwest corner of said Gilbert tract, said point also being the Northwest corner of a tract conveyed to Richard W. Rasar, et ux, by deed recorded November 5, 1998, under Auditor's File No. 9811050058, records of Skagit County, Washington;

thence continuing South 7°23'00" West to the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 17 and the TERMINUS of this line description.

Situate in the County of Skagit, State of Washington

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

**Assessor's Parcel Number: P114020 (330417-1-007-0400)**

The West 260 feet of the East 1/2 of the South 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4, Section 17, Township 33 North, Range 4 East, W.M.

Together with a non-exclusive easement for ingress, egress and utilities, over and across the South 20 feet of said East 1/2 of the South 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4, EXCEPT the West 260 feet thereof in said Section 17.

Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

**Assessor's Parcel Numbers:** P16744 (330417-4-003-0007); P16745 (330417-4-004-0006);  
P16748 (330417-4-007-0003)

The South 1/2 of the NW 1/4 of the SE 1/4 of Section 17, Township 33 North, Range 4 East W.M., EXCEPT drainage ditch right of way; ALSO, that portion of the South 1/2 of the SE 1/4 of Section 17, Township 33 North, Range 4 East W.M., described as follows:

Beginning at the NE corner of said subdivision; thence West along the North line thereof to the centerline of said Section; thence South 66 feet; thence Easterly parallel with and 66 feet South of said North line to the 1/8 line between the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of said Section 17; thence at right angles South along said 1/8 line 141.5 feet; thence Easterly parallel with and 207.5 feet South of the North line of said South 1/2 of the SE 1/4 to the East line of said Section 17; thence North along said East line to the point of beginning, EXCEPT that portion thereof lying Easterly of Dike District No. 3 "Hill Ditch"; Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

19-4-00079-29  
LTRTS 5  
Letters Testamentary  
6054414



SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
03/07/19

<b>Estate of RONALD C SPRAGG:</b>	<b>No. 19-4-00079-29</b>
	<b>LETTERS TESTAMENTARY</b>

**I. BASIS**

1.1 The last will of RONALD C SPRAGG late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on March 07, 2019.

1.2 In that will ANDREA SUE ZEHRM is named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

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

DATED on this the 7th day of March, 2019.

MELISSA BEATON  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON

ss

COUNTY OF SKAGIT


I, MELISSA BEATON, 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 07, 2019.

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

DATED: JUL 26 2021

MELISSA BEATON  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY

  
Deputy Clerk

