



202110010143

10/01/2021 03:59 PM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor

After recording return to:  
Ms. Teresa L. Browning  
18178 Montborne Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2021-4071  
SEP 01 2021

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

Document Title: Quit Claim Deed

Grantor: Skagit County, a political subdivision of the State of Washington.

Grantee: Teresa L. Browning, an unmarried person. SKAGIT COUNTY  
Contract # C20210403

Tax Parcel No(s): P74615 (XrefID No.: 4135-021-007-0009); and P74618 (XrefID No.: 4135-021-017-0007).  
Page 1 of 6

**Abbreviated Legal:** (0.7400 ac) LOTS 1 TO 7, BLOCK 21, PLAT OF THE TOWN OF MONTBORNE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY WASHINGTON; and (0.6300 ac) LOTS 12 TO 17, BLOCK 21, PLAT OF THE TOWN OF MONTBORNE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY WASHINGTON. 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 former public right-of-way to facilitate the issuance of title insurance, and not for monetary consideration, but for good and valuable consideration, conveys and quit claims to **Teresa L. Browning**, an unmarried 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 streets and alleys, and is not for the purpose of creating additional building lot(s).

DATED this 23 day of August, 2021.

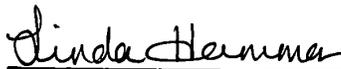
BOARD OF COUNTY COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON

  
LISA JANICKI, Chair

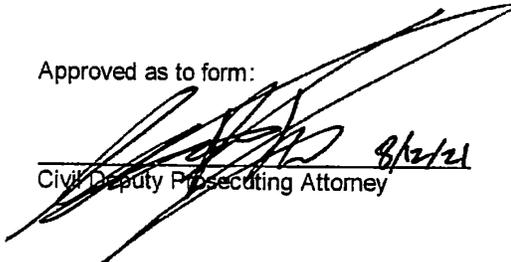
  
PETER BROWNING, Commissioner

  
RON WESEN, Commissioner

Attest:

  
Clerk of the Board

Approved as to form:

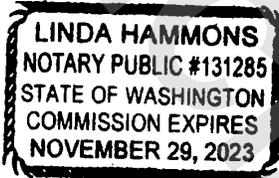
  
Civil Deputy Prosecuting Attorney

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Lisa Janicki, Peter Browning, and/or Ron Wesen, 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 23 day of August, 2021.

(SEAL)



Linda Hammons

Notary Public

Print name: Linda Hammons

Residing at: Skagit County

My commission expires: 11-29-2023

## Exhibit A

## LEGAL DESCRIPTION

**Portions of the Roads and Alleys in the "Plat of the Town of Montborne, Skagit County, Washington" to be Vacated**

The Northeasterly half of vacated Washington Street, immediately adjacent to lots 12 through 17, Block 21, "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

## TOGETHER WITH:

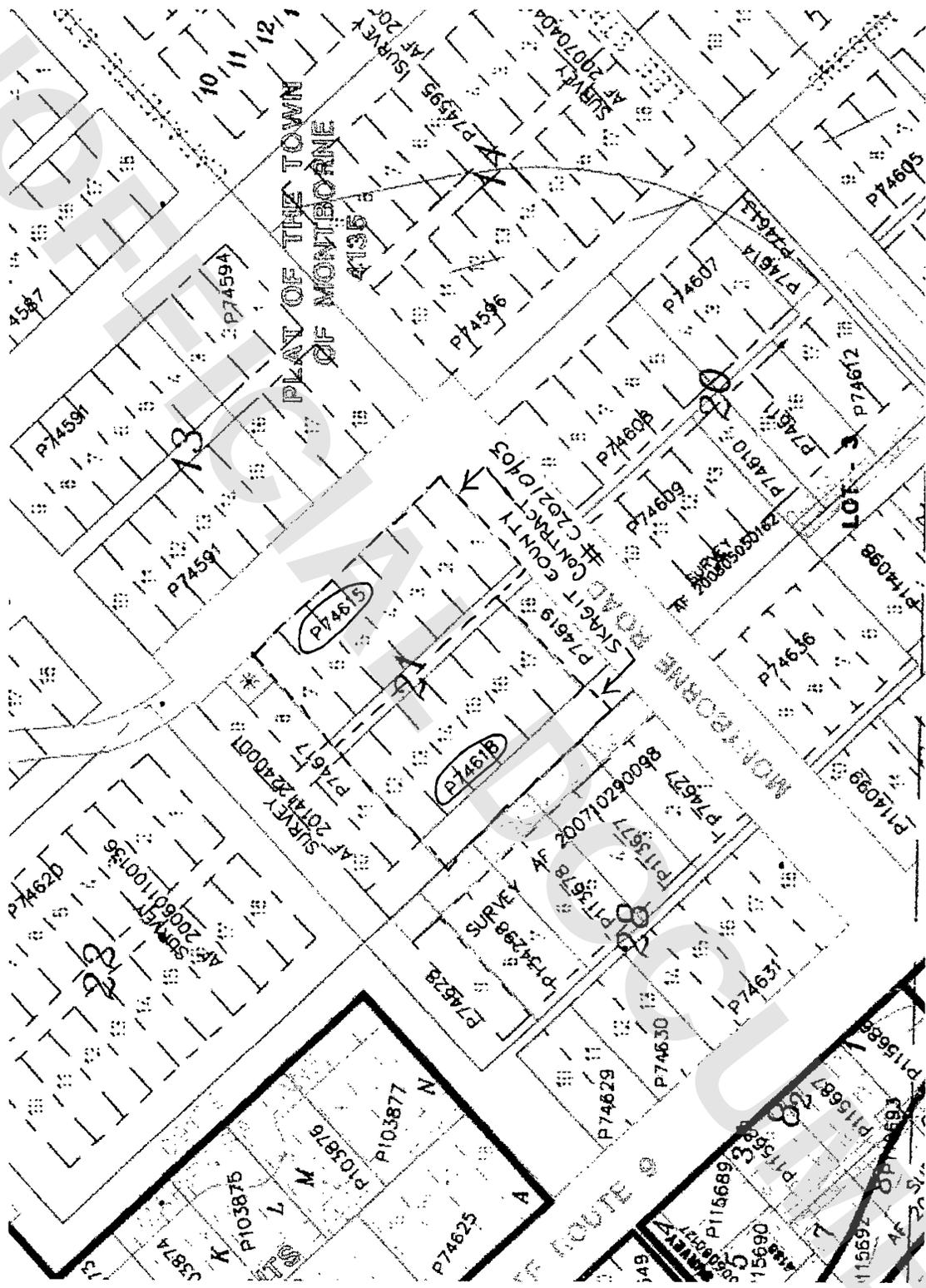
The Northeasterly half of the alleyway lying within Block 21, "Plat of the Town of Montborne, Skagit County, Washington" as per plat recorded in Volume 2 of Plats, Page 80, records of Skagit County, Washington that lies adjacent to and abutting Lots 1, 2, 3, 4, 5, 6, and 7 of said Block 21.

## TOGETHER WITH:

The Southwesterly half of the alleyway lying within Block 21, "Plat of the Town of Montborne, Skagit County, Washington" as per plat recorded in Volume 2 of Plats, Page 80, records of Skagit County, Washington that lies adjacent to and abutting Lots 12, 13, 14, 15, 16, and 17 of said Block 21.

Subject to and together with easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in Skagit County, State of Washington.





**Skagit County Prosecuting Attorney**  
**Richard A. Weyrich**

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**CRIMINAL DIVISION**

CHIEF CRIMINAL DEPUTY  
 ROSEMARY KAHOLOKULA

SENIOR CRIMINAL DEPUTIES  
 TRISHA D. JOHNSON  
 EDWIN N. NORTON  
 SLOAN G. JOHNSON  
 PAUL W. NIELSEN  
 RUSSELL BROWN

CRIMINAL DEPUTIES  
 HALEY SEBENS  
 MARY RYAN  
 RYAN BECKLEAN  
 JENNIFER FLYNN

OFFICE ADMINISTRATOR  
 VICKIE MAURER

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**CIVIL DIVISION**

CHIEF CIVIL DEPUTY  
 MELINDA B. MILLER

CIVIL DEPUTIES  
 ARNE O. DENNY, SR. DPA  
 ERIK PEDERSEN, SR. DPA  
 WILLIAM W. HONEA, SR. DPA  
 STEPHEN R. FALLQUIST, SR. DPA  
 JULIE NICOLL  
 JESSE J. ELDRED

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**FAMILY SUPPORT DIVISION**

CHIEF DEPUTY  
 KURT E. HEFFERLINE

SENIOR DEPUTY  
 KAREN PINNELL

August 25, 2021

Ms. Teresa L. Browning  
 18178 Montborne Road  
 Mount Vernon, WA 98273

**RE: Original Quit Claim Deed and Tax Affidavit**  
**Tax Parcel Numbers: P74615 and P74618**  
**Skagit County Contract: #C20210403**

Dear Ms. Browning:

Enclosed please find the original, fully executed Quit Claim Deed and Real Estate Tax Affidavit regarding the above-referenced real property in Skagit County. These documents have now been signed by the Skagit County Commissioners.

Please note that it is necessary for you to record the Deed and boundary maps with the Skagit County Auditor, which will also entail obtaining a Treasurer's Review stamp from the Skagit County Treasurer. Treasurer's review and recording fees will be required.

Once the Deed has been recorded, please provide a copy of the recorded document to our office at the following address:

Skagit County County Prosecutor's Office  
 ATTN: Chris Olson – Civil Division  
 605 S 3<sup>rd</sup> St  
 Mount Vernon, WA 98273

Please also contact Associate Planner Grace Roeder, 360-416-1332, to inform her of the Skagit County Auditor's assigned Recording Number. Thank you.

Sincerely,

Chris Olson  
 Legal Assistant

**Enclosures**

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**Main Office**  
 605 S. Third Street  
 Mount Vernon WA 98273  
 (360) 416-1600  
 Fax: (360) 416-1648  
 prosecutor@co.skagit.wa.us

**Civil Division**  
 Administration Bldg., 700 S 2<sup>nd</sup> St., Rm 202  
 Mount Vernon WA 98273  
 (360) 416-1600  
 Fax: (360) 416-1649  
 prosecutor@co.skagit.wa.us

**Family Support Division**  
 PO Box 1226, 208 E Blackburn Rd Ste 203  
 Mount Vernon WA 98273  
 (360) 416-1161 fax (360) 416-1163