

When Recorded Please Return To:
LAWRENCE A. PIRKLE
P.O. Box 1788
Mount Vernon, WA 98273
(360) 336-6587



202201040066

01/04/2022 10:10 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 04 2022

2021-28

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

QUIT CLAIM DEED

THE GRANTOR, JOHN P. ANDERSON and MARI C. DENSMORE, as Co-Personal Representatives of the Estate of MARY CANBY ANDERSON, under Skagit County Cause No. 21-4-00223-29, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f)), hereby conveys and quit claims to GRANTEE, JOHN P. ANDERSON, a single person as his separate property, as to an undivided one-half (1/2) interest, and MARI C. DENSMORE, a married person as her separate property, as to an undivided one-half (1/2) interest, as joint tenants and not with rights of survivorship, 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 Numbers: P16799 (330418-0-048-0001); P16805 (330418-0-053-0003)


Abbreviated Legal Description: Portion of the SE 1/4 of the SE 1/4 of Section 18, Township 33 North, Range 04 East, W.M.

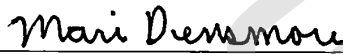
Full Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Dated this 22nd day of December, 2021.


JOHN P. ANDERSON,
Co-Personal Representative of the
Estate of MARY CANBY ANDERSON


MARI C. DENSMORE,
Co-Personal Representative of the
Estate of MARY CANBY ANDERSON

I certify that I know or have satisfactory evidence that JOHN P. ANDERSON is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as a Co-Personal Representative of the Estate of MARY CANBY ANDERSON to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

A circular notary seal for Lawrence A. Pirkle, a Notary Public in the State of Washington. The seal features the text "LAWRENCE A. PIRKLE" at the top, "COMMISSION EXPIRES" and "NOTARY" in the center, "License No. 40836" below "NOTARY", "PUBLIC" below the license number, and "05-07-2023" at the bottom. The words "STATE OF WASHINGTON" are written along the bottom inner edge of the circle.

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

I certify that I know or have satisfactory evidence that MARI C. DENSMORE 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 a Co-Personal Representative of the Estate of MARY CANBY ANDERSON to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

A circular notary seal for Lawrence A. Pirkle, a Notary Public in the State of Washington. The seal features the text "LAWRENCE A. PIRKLE" at the top, "COMMISSION EXPIRES" and "NOTARY" in the center, "License No. 40836" below that, "PUBLIC" below the license number, and "05-07-2023" at the bottom. The words "STATE OF WASHINGTON" are written along the bottom curve of the seal.

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

21-4-00223-29
LRTS 6
Letters Testamentary
10349838



SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED

Skagit County Clerk
Skagit County, WA
05/17/2021

Estate of MARY CANBY ANDERSON:

No. 21-4-00223-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of MARY CANBY ANDERSON late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on May 17, 2021.
- 1.2 In that will JOHN P ANDERSON & MARI C DENSMORE are named co-personal representatives.
- 1.3 The co-personal representatives have qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT JOHN P ANDERSON & MARI C DENSMORE are authorized by this court to execute the will of the above decedent according to law.

DATED 05/17/2021.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, 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 May 17, 2021.

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

DATED: 12/22/2021



MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

Kristen Denton
Deputy Clerk

EXHIBIT "A"**Assessor's Parcel Number: P16799 (330418-0-048-0001)**

Tax 27A a portion of the SE quarter of the SE quarter lying Southeasterly of the Old DT 17 DK 3 Pacific Hwy East of Kaytons SLO and West of FDT Beginning 484.5 feet West of the SE corner of Section 18; thence North 30 feet; thence North 6-30 East 694.5 feet; thence North 83-10 West 35.2 feet to Old Pacific Hwy EXCEPT Road and Ditch and TR to HWY O/S #15 AF#8805240016 1988.

Assessor's Parcel Number: P16805 (330418-0-053-0003)

All that portion of the Southeast Quarter of the Southeast Quarter (SE¹/₄, SE¹/₄) of Section 18, Township 33 North, Range 04 East, W.M., lying southeasterly of SR 530 (former SSH No. 1-E) and northwesterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) L^M 232+00 on the L^M Center Line of SR 5, Conway Hill to Johnson Road, and 220 feet westerly therefrom; thence southwesterly in a straight line to a point opposite HES EH 25+20 on the EH Line and 150 feet northerly therefrom; and northerly of a line beginning at a point opposite HES 239+70.9 on the L^M Center Line of SR 5 (PSH No. 1), Conway Jct. Vicinity, and 140 feet westerly therefrom; thence North 44°19'30" West 564.64 feet; thence South 81°21'00" West to the southeasterly margin of SR 530 (SSH No. 1-E); and southwesterly of a line beginning at a point opposite HES L^M 232-00 and 220 feet westerly therefrom; thence northwesterly in a straight line to a point opposite HES 138+34 on the F4 Line distant 30 feet southeasterly therefrom; said point being also the Southeast margin of SR 530 (SSH No. 1-E). Excepting from the above described tract that portion lying southwesterly of a line beginning at the intersection of the East line of SR 530 (SSH No. 1-E) and the northerly line of Kayton's Slough; thence northerly along the East line of said highway 185 feet to the true point of beginning of this line; thence southeasterly at right angles 150 feet to a point and the end of this line.

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