



202202080098

02/08/2022 01:43 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

2022.462

FEB 08 2022

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

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, MARI C. DENSMORE, a married person as her 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.

Assessor's Parcel Number: P16746 (330417-4-005-0005)

Abbreviated Legal Description: Portion of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 33 North, Range 4 East, W.M.

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

ALL BEING 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 2nd day of February, 2022.

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

Mari C. Densmore
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.

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" around the top inner edge and "STATE OF WASHINGTON" around the bottom inner edge. In the center, it reads "COMMISSION EXPIRES" at the top, "NOTARY PUBLIC" in the middle, "License No. 40836" below that, and "05-07-2023" at the bottom.

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

21-4-00223-29
LTRTS 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

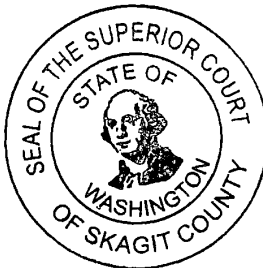
III. CERTIFICATE OF COPY

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

BY

Deputy Clerk

EXHIBIT "A"

Assessor's Parcel Number: P16746 (330417-4-005-0005)

The Southwest 1/4 of the Southeast 1/4 of Section 17, Township 33 North, Range 4 East, W.M.,

EXCEPT road, dike and drainage ditch right of way,

AND EXCEPT the North 660 feet of that portion thereof lying West of the Hill Dike,

AND ALSO EXCEPT the North 415 feet of that portion of said subdivision lying East of the Hill Dike,

AND ALSO EXCEPT the South 100 feet of the North 515 feet of the East 435 feet of said Southwest 1/4 of the Southeast 1/4,

AND ALSO EXCEPT that portion of said Southwest 1/4 of the Southeast 1/4 described as follows:

BEGINNING at the Southwest corner of said Southeast 1/4 of Section 17;
thence North 0°32' West along the West line of said Southeast 1/4 of Section 17 a distance of 30 feet to a point on the North line of the County Road, which point is the TRUE POINT OF BEGINNING;
thence continuing North 0°32' West along the West line of said Southeast 1/4 of Section 17 a distance of 23.61 feet;
thence North 42°08' East a distance of 482.22 feet;
thence East parallel with the South line of said Southeast 1/4 of Section 17, a distance of 513.24 feet;
thence South 0°32' East parallel with the West line of said Southeast 1/4 of Section 17, a distance of 391.00 feet to a point on the North line of the County Road;
thence West parallel to and 20.00 feet North of the South line of said Southeast 1/4 of Section 17 along the North line of the County Road a distance of 723.50 feet to a point which is 2,800 feet East of the Southwest corner of Section 17;
thence North 0°32' West a distance of 10.00 feet;
thence West parallel to and 30.00 feet North of the South line of said Southeast 1/4 of Section 17 along the North line of the County Road a distance of 116.50 feet to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT that portion of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 33 North, Range 4 East, W.M., lying Westerly of the Westerly toe of the Drainage District No. 17 dike along the West side of Hill Dike (Carpenter Creek);

EXCEPT the North 660 feet (as measured perpendicular to the North line) of said Southeast 1/4 of the Southwest 1/4 of Section 17.

AND ALSO EXCEPT that portion of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 33 North, Range 4 East, W.M. described as follows:

BEGINNING at the Southwest corner of the above-described subdivision (South 1/4 corner);
thence South 87°03'04" East along the South line of said subdivision for a distance of 840.07 feet, more or less to an intersection the Southerly projection of the East line of that certain parcel conveyed to Mary Canby Anderson by Quit Claim deed recorded under Skagit County Auditor's File Number 201309120057;
thence North 0°25'49" East along said East line for a distance of 20.00 feet to the Southeast corner of said Mary Canby Anderson parcel, also being the Northerly right-of-way margin of State Route 534;
thence continue North 0°25'49" East along said East line for a distance of 60.00 feet to the TRUE POINT OF BEGINNING;
thence continue North 0°25'49" East along said East line for a distance of 331.15 feet, more or less, to the Northeast corner of said parcel;
thence North 87°03'04" West along the North line of said Mary Canby Anderson parcel for a distance of 513.24 feet, more or less, to the Northwest corner thereof;
thence continue North 87°03'04" West for a distance of 18.86 feet, more or less, to the Easterly margin of that certain 30 foot wide dike right-of-way conveyed to Diking District No. 3 by Skagit County Superior Court Cause No. 2982;
thence along said Easterly margin North 48°57'29" East for a distance of 293.44 feet;
thence North 22°57'29" East for a distance of 80.54 feet;
thence leaving said Easterly margin South 87°03'04" East for a distance of 383.90 feet;
thence South 0°25'49" West for a distance of 610.64 feet, more or less, to a point bearing South 87°03'04" East from the TRUE POINT OF BEGINNING;
thence North 87°03'04" West for a distance of 93.00 feet, more or less, to the TRUE POINT OF BEGINNING.

ALL BEING 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.

Containing 456,830 sq ft, 10.49 acres