



202202080099

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

2022.463
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, JOHN P. ANDERSON, a single person 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.

Assessor's Parcel Number: P16711 (330417-0-003-0005)

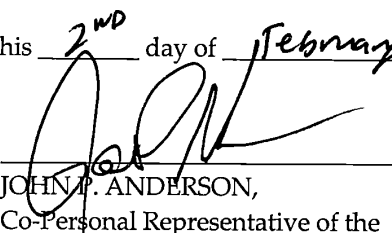
Abbreviated Legal Description: Portion of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 33 North, Range 4 East, W.M.

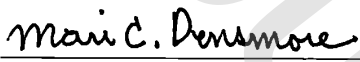
Full Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference.

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.


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

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

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.

GIVEN under my hand and official seal this 2nd day of February, 2022.



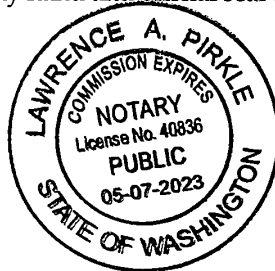
LAWRENCE A. PIRKLE

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

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

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.

GIVEN under my hand and official seal this 2nd day of February, 2022.



LAWRENCE A. PIRKLE

~~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

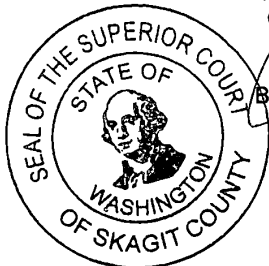
STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

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



BY [Signature]
Deputy Clerk

EXHIBIT "A"

Assessor's Parcel Number: P16711 (330417-0-003-0005)

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

TOGETHER WITH 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.

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 435,600 sq ft, 10.0 acres