

When recorded return to:

Josue N. Medina
26137 Helmick Road
Sedro-Woolley, WA 98284

GNW 22-15293

QUIT CLAIM DEED

Reference No.: 22-15293-K11

THE GRANTOR(S)
Heirs and devisees of Nora Williams, deceased

for and in consideration of
Ten Dollars and other valuable consideration

in hand paid, conveys and quit claims to
Josue N. Medina, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington
together with all after acquired title of the grantor(s) herein:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Abbreviated Legal: (Required if full legal not inserted above.)

Section 9, Township 35 North, Range 5 East - Ptn. NW (aka Ptn. Lot 1 SP 37-89)

Tax Parcel Number(s): P133582/350509-2-003-0223

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20222221
May 27 2022
Amount Paid \$2557.00
Skagit County Treasurer
By Lena Thompson Deputy

Dated: May 27, 2022

Estate of Nora Lee Williams

By: [Signature]
William G. Knudsen, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGHT W HATCOM

This record was acknowledged before me on 27th day of May, 2022 by William G. Knudsen, Personal Representative of Estate of Nora Lee Williams.

[Signature]
Signature

NOTARY PUBLIC
Title

My appointment expires: AUGUST 19, 2022

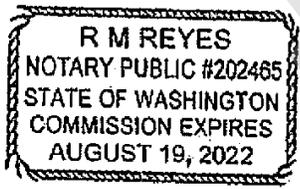


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 26137 Helmick Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P133582/350509-2-003-0223

Property Description:

That portion of Lot 1 of Skagit County Short Plat No. 37-89 approved October 27, 1989 and recorded October 27, 1989 under Auditor's File No. 8910270018 in Volume 8 of Short Plats, page 186, records of Skagit County, Washington; being a portion of the Northwest $\frac{1}{4}$ of Section 9, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the east line of said Lot 1 which lies S 1°08'12" W, a distance of 756.13 feet from the northeast corner thereof; thence S 76°29'19" W, a distance of 204.53 feet; thence S 81°38'26" W, a distance of 152.84 feet to a point on the westerly line of said Lot 1; thence S 19°37'10" E, a distance of 58.77 feet to an angle point in the westerly line of said Lot 1; thence N 87°50'59" E, a distance of 157.25 feet to an angle point in the westerly line of said Lot 1; thence S 19°37'10" E along the westerly line of said Lot 1, a distance of 312.96 feet to an angle point in the westerly line of said Lot 1; thence S 1°08'12" W along the westerly line of said Lot 1, a distance of 186.65 feet to the southwest corner of said Lot 1; thence N 73°16'41" E along the southerly line of said Lot 1, a distance of 63.04 feet to the southeast corner of said Lot 1; thence N 1°08'12" E, a distance of 582.87 feet to the point of beginning.

EXHIBIT B

22-15293-KH

1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America

Dated: August 28, 1972

Recorded: September 1, 1972

Auditor's No.: 773421

Purpose and Area Affected:

Right to construct, maintain, etc., one line of electric transmission structures over and across a 150 foot strip, together with the right to clear any brush, etc., which said 150 foot strip being described as follows: Beginning the East-West quarter section line of said Section 9 which is North 89 degrees 15' 10" East, a distance of 1226 feet to the West quarter corner of said Section; thence North 19 degrees 37' 10" West 2836.2 feet to the North line of said Section 9, said point is North 87 degrees 51' 00" East 166.7 feet from the Northwest corner of said Section 9.

2. RESERVATION CONTAINED IN DEED:

Executed by: The Wolverine Company, a corporation

Recorded: August 12, 1920

Auditor's No.: 143999

As Follows:

EXCEPTING, however, from the operation of this deed, and reserving unto the party of the first part, its successors and assigns, all minerals and mineral oils in, or under any of said lands, whether said minerals or mineral oils are now known, or shall hereafter be discovered, without, however, any right of the party of the first part, its successors or assigns in, to or upon the surface of any of said lands.

3. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES, RESERVED BY INSTRUMENT:

For: Electric transmission line

In Favor of: United States of America

Recorded: August 18, 1972

Auditor's No.: 772853

Affects: As disclosed in instrument

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 37-89 recorded October 27, 1989 as Auditor's File No. 8910270018.

5. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded August 16, 1990, as Auditor's File No. 9008160089.

6. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded December 1, 1993, as Auditor's File No. 9312010082.

7. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded May 14, 2007 as Auditor's File No. 200705140166.

8. Lot certification, including the terms and conditions thereof, recorded May 6, 2009 as Auditor's File No.

200905060007. Reference to the record being made for full particulars. The company makes no determination as to its affects.

9. Terms and Provisions/Conditions of Stipulated Judgment and Order as filed in Skagit County Cause No. 96-2-00877-2 on April 17, 2009, and as recorded on January 21, 2010 as Auditor's File No. 201001210060, records of Skagit County, Washington.

10. Reservations, provisions and/or exceptions contained in instrument executed by Donald R. Teeple, recorded March 14, 2017 as Auditor's File No. 201703140021.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

Said instrument was modified by instrument recorded December 18, 2018, under Auditor's File No. 201812180064.

11. Terms and Provisions of Two-Party Water Users Agreement recorded December 18, 2018 as Auditor's File No. 201812180063, records of Skagit County, Washington.

Said Instrument states 'Superseding & Extinguishing Prior, at Auditor's File No. 201612190188.'

21-4-00891-37
LTRTS 27
Letters Testamentary
11938011



FILED

MAR 03 2022

WHATCOM COUNTY CLERK
By: _____

SCANNED 1

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

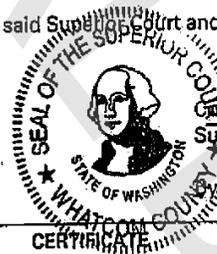
<p>IN THE MATTER OF THE ESTATE OF</p> <p>NORA LEE WILLIAMS,</p> <p style="text-align: right;">Deceased.</p>	<p>No. 21-4-00891-37</p> <p>LETTERS TESTAMENTARY</p>
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WHEREAS, the last Will of NORA LEE WILLIAMS, deceased, was on the 11th day of February, 2022 duly exhibited, proven, and recorded in our said Superior Court.

AND WHEREAS, it appears that WILLIAM G. KNUDSEN, has been named Executor in and by said will;

NOW, THEREFORE, know all persons by these presents, that we do hereby appoint and authorize WILLIAM G. KNUDSEN, Executor, to execute said Will according to law.

WITNESS Evan Jones, Judge of said Superior Court and the seal of said Court hereto affixed this 11th day of February, 2022.



County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington
Kansted Deputy Clerk

STATE OF WASHINGTON]
COUNTY OF WHATCOM] ss.

I, DAVID L. REYNOLDS, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above entitled matter, and were on the 3rd day of March, 2022 duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this 3rd day of MAY, 2022



County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington
Kansted Deputy Clerk

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