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09/23/2022 01:05 PM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022 3928
SEP 23 2022

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

QUIT CLAIM DEED

THE GRANTOR, JUDY K. BOLING, Personal Representative of the Estate of MICHAEL A. BOLING, who was also known as Michael Alexander Boling, deceased, Superior Court of the State of Washington, Skagit County, Superior Court Probate Cause No. 14-4-00352-8, as to an undivided 1/3 interest, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f)), conveys and quit claims to **GRANTEE**, KATHERINE LOIS MYERS, as her separate property, and CHRISTOPHER ROY BOLING, 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 Numbers: P16851 (330419-0-017-0007)
P16893 (330419-0-051-0004)
P16849 (330419-0-015-0009)

Abbreviated Legal Description: Portion of Government Lot 6 and the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 33 North, Range 4 East, W.M.

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

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements and assessments of record, if any.

Dated this 25 day of August, 2022.

Judy K. Boling
JUDY K. BOLING, as Personal Representative
of the Estate of MICHAEL A. BOLING

STATE OF OREGON)
) ss.
COUNTY OF Deschutes)

I certify that I know or have satisfactory evidence that JUDY K. BOLING 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 the Personal Representative of the Estate of MICHAEL A. BOLING 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 25th day of August, 2022.



Madison Marie Gibney
(Printed Name)
[Signature]
NOTARY PUBLIC in and for the
State of Oregon
Residing at: Sisters, OR 97759
My Commission Expires: November 8, 2024

**SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY**

ESTATE OF: MICHAEL ALEXANDER BOLING Deceased	CASE NO. 14-4-00352-8 LETTERS TESTAMENTARY
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1.1 The last will of MICHAEL ALEXANDER BOLING late of Skagit County was duly exhibited proven and recorded in this court on OCTOBER 2, 2014.

1.2 In that will JUDY K. BOLING named personal representative.

1.3 The personal representative has qualified.

SKAGIT COUNTY, WASH
FILED

OCT 02 2014

NANCY K. SCOTT, CO. CLERK
Deputy

II. CERTIFICATION

THIS IS TO CERTIFY THAT JUDY K. BOLING is authorized by this court to execute the will of the above decedent according to law.

DATED OCTOBER 24, 2014

NANCY SCOTT
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY KRISTEN DENTON, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)) ss
COUNTY OF SKAGIT))

MELISSA BEATON, 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 OCTOBER 24, 2014.

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

DATED 7/12/22 MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Deirdre Reardon Deputy Clerk
DEIRDRE REARDON



018

EXHIBIT "A"

Assessor's Parcel Numbers: P16851 (330419-0-017-0007)
P16893 (330419-0-051-0004)
P16849 (330419-0-015-0009)

PARCEL "A:

That portion of Government Lot 6 and the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point 3,006 feet North of the Southeast corner of said Section 19;
thence West to the East line of the Burlington Northern, Inc. Railroad right of way (conveyed to Seattle & Montana Railway Company by deed recorded October 24, 1890 in Volume 13 of Deeds, page 384);
thence Northerly along said right of way to the North line of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 19;
thence East to the Northeast corner of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence South to the true point of beginning,

EXCEPT that portion condemned by the State of Washington for highway purposes, by Decree entered November 1, 1934, in Skagit County Superior Court Cause No. 14588,

AND EXCEPT those portions conveyed to State of Washington for highway purposes by deed recorded April 9, 1920, under Auditor's File No. 141073 in Volume 116 of Deeds, page 625, and by deed recorded July 27, 1956, under Auditor's File No. 539340,

ALSO EXCEPT that portion conveyed to Drainage District No. 17 of Skagit County, Washington, by deed recorded December 29, 1937, under Auditor's File No. 297878 in Volume 173 of Deeds, page 517,

AND ALSO EXCEPT that portion of Lot 6 and the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 33 North, Range 4 East, W.M., described as follows:

Beginning 2,981 feet North of the Southeast corner of said Section 19;
thence West parallel to the South line of said section to the East right of way line of State Highway 1-E and the true point of beginning of this description;
thence North along the East right of way line of State Highway 1-E a distance of 250.2 feet;
thence East parallel to the South line of said Section a distance of 500 feet;
thence South 250 feet, more or less, to a point 2,981 feet North of the South line of said

Section 19;

thence West parallel to the South line of said Section 19 to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The North 38 acres of that portion of the following described tract of land lying Westerly of Primary State Highway No. 1 as conveyed to the State of Washington by deed dated June 28, 1956, and recorded under Auditor's File No. 539334:

Beginning 1,995 feet North of the Southeast corner of Section 19, Township 33 North, Range 4 East, W.M.;

thence West parallel with the South line of said Section 19 to the East bank of the Skagit River;

thence Northerly along said river to a point 3,006 feet North of the South line of said Section 19;

thence East parallel with the South lines of Sections 19 and 20 to the North and South centerline of the West $\frac{1}{2}$ of Section 20, Township 33 North, Range 4 East, W.M.;

thence South along said centerline to a point 1,995 feet North of the South line of said Section 20;

thence West to the point of beginning,

EXCEPT that portion condemned by the State of Washington for highway purposes by Decree entered November 1, 1934, in Skagit County Superior Court Cause No. 14588, EXCEPT Burlington Northern, Inc. Railroad right of way (as conveyed to Seattle & Montana Railway Company by deed recorded October 24, 1890 in Volume 13 of Deeds, page 384),

EXCEPT dike right of way as conveyed to Dike District No. 3 by deed recorded December 22, 1898 in Volume 37 of Deeds, page 13,

AND ALSO EXCEPT that portion of Lot 6 and the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 33 North, Range 4 East, W.M., described as follows:

Beginning 2,981 feet North of the Southeast corner of said Section 19;

thence West parallel to the South line of said Section to the East right of way line of State Highway 1-E and the true point of beginning of this description;

thence North along the East right of way line of State Highway 1-E a distance of 250.2 feet;

thence East parallel to the South line of said Section a distance of 500 feet;
thence South 250 feet, more or less, to a point 2,981 feet North of the South line of said Section 19;
thence West parallel to the South line of said Section 19 to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Lot 6 and the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 33 North, Range 4 East, W.M., described as follows:

Beginning 2,981 feet North of the Southeast corner of said Section 19;
thence West parallel to the South line of said Section to the East right of way line of State Highway 1-E and the true point of beginning of this description;
thence North along the East right of way line of State Highway 1-E, a distance of 250.2 feet;
thence East parallel to the South line of said Section, a distance of 500 feet;
thence South 250 feet, more or less, to a point 2,981 feet North of the South line of said Section 19;
thence West parallel to the South line of said Section 19 to the true point of beginning,

EXCEPTING THEREFROM the following described tract of land:

Beginning at the Southeast corner of said Section 19, as said point is shown on that certain record of survey recorded in Book 20 of Surveys, page 80, records of said County and State;
thence North $01^{\circ}08'30''$ East, a distance of 2,667.56 feet to the Southeast corner of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, as shown on said record of survey;
thence North $01^{\circ}01'54''$ East along the East line thereof, a distance of 313.44 feet to a point lying 2,981 feet North of said Southeast corner of said Section 19;
thence North $88^{\circ}00'44''$ West, parallel with the South line of said Section 19, a distance of 1,816.49 feet to the East right of way line of State Highway 1-E, said point being the Southwest corner of that certain tract of land conveyed to G. Boling, LLC, by instrument dated July 28, 1997 and recorded August 14, 1997, under Auditor's File No. 9708140067, in the Auditor's Office of Skagit County, Washington;
thence North $04^{\circ}37'28''$ East along said East right of way line a distance of 63.83 feet to the true point of beginning;
thence continuing North $04^{\circ}37'28''$ East along said East right of way line, a distance of 169.38 feet;

thence South 85°49'09" East a distance of 231.07 feet;
thence South 03°09'10" West a distance of 162.82 feet;
thence North 87°25'15" West a distance of 235.40 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements and assessments of record, if any.