



202210030086

10/03/2022 03:55 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

When Recorded Return to:

John Roark
5201 201st Place S.W.
Lynnwood, WA 98036

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 4049
OCT 03 2022

Amount Paid \$-0
By Skagit Co. Treasurer
Deputy
UT

QUIT CLAIM DEED

Grantor: Laurel Case, as Successor Trustee of the Benny C. Roark Trust

Grantee: John Roark

Legal Description (abbreviated): N 50 FT OF S 370 FT OF GOVERNMENT LOT 7, SECTION 26, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., W OF CO RD

Assessor's Tax Parcel No.: P46594

THE GRANTOR, Laurel Case, as Successor Trustee of the Benny C. Roark Trust, conveys and quit claims to **THE GRANTEE**, John Roark, for no consideration and as a distribution from a trust to its beneficiary, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

THAT PORTION OF GOVERNMENT LOT 7 IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE MEANDER LINE OF BELLINGHAM CHANNEL WHICH IS 320 FEET NORTH (MEASURED AT RIGHT ANGLES) OF THE EXTENDED SOUTH LINE OF SAID GOVERNMENT LOT 7; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 7 TO THE WEST LINE OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE WEST LINE OF THE COUNTY ROAD TO A POINT WHICH IS 50 FEET NORTH OF THE ABOVE DESCRIBED EAST AND WEST LINE; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 7 TO THE MEANDER LINE OF BELLINGHAM CHANNEL; THENCE SOUTHERLY ALONG SAID MEANDER LINE TO THE POINT OF BEGINNING.

TOGETHER WITH TIDE LANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON IN FRONT OF AND ADJACENT TO SAID TRACT AND BETWEEN THE NORTH AND SOUTH LINES THEREOF PRODUCED WESTERLY.

Dated this 28 day of September, 2022.

Laurel Case, Successor Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 28th day of September, 2022, personally appeared before me Laurel Case, successor Trustee of the Benny C. Roark Trust, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the use and purposes therein mentioned.

Witness my hand and official seal.

Nancy L. Cahill, Notary Public in and for the
State of Washington.
Residing at: Seattle, WA.
My commission expires: 06/06/2023.



UNRECORDED INSTRUMENT