



202301030089

01/03/2023 04:04 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Craig E. Cammock
Skagit Law Group, PLLC
P.O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA. 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5085
JAN 3 2023

Amount Paid \$ 0
Skagit Co. Treasurer
By Lt Deputy

Document Title:	AMENDED ORDER QUIETING TITLE
Grantor:	ALL PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE ATTACHED ORDER QUIETING TITLE
Grantee:	MOE BROTHERS, LLC, a Washington limited liability company
Additional Grantor(s) on page(s)	
Additional Grantee(s) on page(s)	
Abbreviated Legal:	Ptn of Government Lot 6, Section 25, Township 34 North, Range 3 East, W.M.
Additional Legal on page(s)	2, 3
Assessor's Tax Parcel No's:	P22681, P22683

22-2-00734-29
JDDQT 17
Judgment and Decree Quieting Title
13682843



FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2022 DEC 28 PM 2:55

I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 12/29/22



MELISSA BEATON, County Clerk

By: _____
Deputy Clerk

MELISSA M. McLAIN

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

MOE BROTHERS, LLC, a Washington
limited liability company,

Plaintiff,

vs.

ARLYN PACHECO, individually, and all
lawful Heirs, Devisees and Assigns of
FRANKLIN BUCK and MAGGIE BUCK,
husband and wife, deceased;

Defendants.

Case No.: 22-2-00734-29

AMENDED ORDER QUIETING TITLE

THIS MATTER having come on regularly before the undersigned Judge/Commissioner of the above-entitled Court, and the Plaintiff having appeared through his attorney of record, and an Order of Default having been heretofore entered, and the Court having reviewed the records and files herein and being fully advised in the premises, now, therefore, it is hereby

ORDERED, ADJUDGED AND DECREED as follows:

AMENDED ORDER QUIETING TITLE - 1

Skagit Law Group, PLLC
Post Office Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, Washington 98273
Telephone: 360.336.1000 - Facsimile: 360.336.6690

DATED: 12/28, 2022.

None

~~JUDGE~~/COMMISSIONER

Presented by:

CRAIG E. CAMMOCK, WSBA #24185
Attorney for Plaintiff

Skagit Law Group, PLLC
Post Office Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, Washington 98273
Telephone: 360.336.1000 - Facsimile: 360.336.6690

EXHIBIT "A"
Description for Quiet Title

That portion of Government Lot 6, Section 25, Township 34 North, Range 3 East, W.M.
described as follows:

BEGINNING at the Northwest corner of the Southwest 1/4 (West 1/4 corner) of said Section 25, Township 34 North, Range 3 East, W.M.;
thence South 89°48'21" East along the North line of the Southwest 1/4 of said Section 25 for a distance of 1,330.62 feet to the Northwest corner of said Government Lot 6;
thence South 0°48'58" East along the West line of said Government Lot 6 for a distance of 1,056.06 feet, more or less, to the South line of the North 1,056.00 feet (as measured perpendicular to the North line) of said Government Lot 6 and being the TRUE POINT OF BEGINNING;
thence South 89°58'21" East along said South line for a distance of 1,216.10 feet, more or less, to a point on a non-tangent curve on the Westerly right-of-way margin of Penn Road;
thence along arc of said curve to the left, concave to the East, from which the center bears South 87°35'45" East, a radius of 1,289.70 feet, through a central angle of 0°22'12", an arc distance of 8.33 feet, more or less, to the North line of the South 264.00 feet (16 rods) as measured perpendicular to the South line of said Government Lot 6;
thence North 89°56'56" West along said North line for a distance of 180.01 feet, more or less, to the Northwest corner of the lot created for Skagit County Short Plat No. 25-81 (Revised April 15, 1981) and recorded under Skagit County Auditor's File No. 8104220036;
thence continue North 89°56'56" West along said North line for a distance of 1,035.91 feet, more or less, to the West line of said Government Lot 6 at a point bearing South 0°48'58" West from the TRUE POINT OF BEGINNING;
thence North 0°48'58" East along said West line for a distance of 9.95 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 11,109+/- sq ft, 0.25 acres

