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05/02/2023 04:11 PM Pages: 1 of 4 Fees: \$206.50  
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

2023 6350  
MAY 2 2023

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

**QUIT CLAIM DEED**

**THE GRANTOR**, BRUCE DIETRICH, as Successor Trustee of the G. JOAN ELLINGSEN REVOCABLE LIVING TRUST DATED MAY 17, 1999, and BRUCE DIETRICH, as Personal Representative of the Estate of G. JOAN ELLINGSEN (Deceased) under Skagit County Cause No. 22-4-00552-29, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f) and Trust (WAC 458-61A-210(1)), conveys and quit claims to **GRANTEE**, CATHY J. BERNHARD, a single person as her 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:** P17036 (330421-0-007-0005)

That portion of Tract "B" of Skagit County Short Plat No. 47-78, approved July 31, 1978, and recorded August 3, 1978, as Auditor's File No. 884811, in Book 2 of Short Plats, Page 247, records of Skagit County, Washington, lying Northwesterly of O'Leary Road; EXCEPT that portion thereof, if any, lying within Tract "E" of Skagit County Short Plat No. 109-79, approved October 19, 1979, and recorded October 19, 1979, as Auditor's File No. 7910190020, in Book 3 of Short Plats, Page 196, records of Skagit County, Washington, ALSO EXCEPT that portion of said Tract "B", described as follows:

Beginning at the intersection of the North line of said Lot "B" with the Northwesterly line of O'Leary Road; thence Westerly, along the North line of said Lot "B", a distance of 76 feet; thence Southeasterly a distance of 60 feet, more or less, to a point on the Northwesterly line of O'Leary Road, 51 feet Southwesterly from the point of beginning; thence Northeasterly along the Northwesterly line of O'Leary Road, a distance of 51 feet to the point of beginning.

Being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 33 North, Range 4 East, W.M.

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

Situate in the County of Skagit, State of Washington.

Dated this 26<sup>th</sup> day of April, 2023.

Bruce N Dietrich, Trustee

BRUCE DIETRICH, as Successor Trustee of the  
G. JOAN ELLINGSEN REVOCABLE LIVING TRUST  
DATED MAY 17, 1999

Bruce N Dietrich, PR

BRUCE DIETRICH, as Personal Representative  
of the Estate of G. JOAN ELLINGSEN

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that BRUCE DIETRICH 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 Successor Trustee of the G. JOAN ELLINGSEN REVOCABLE LIVING TRUST DATED MAY 17, 1999, 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 26<sup>th</sup> day of April, 2023.



[Signature]  
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 BRUCE DIETRICH 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 the Personal Representative of the Estate of G. JOAN ELLINGSEN 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 26<sup>th</sup> day of April, 2023.



[Signature]  
LAWRENCE A. PIRKLE  
Notary Public in and for the  
State of Washington  
Residing at Mount Vernon  
My Commission Expires: 5/7/23

