



202311030057

11/03/2023 09:24 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When Recorded Please Return To:
LAWRENCE A. PIRKLE
P.O. Box 1788
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2023 8650
NOV 02 2023

Amount Paid \$ 2120.16
Skagit Co. Treasurer
By *LT* Deputy

QUIT CLAIM DEED

THE GRANTOR, PATRICK DAVID MOONEY and CHARLEEN M. FORSMAN, as Co-Personal Representatives of the Estate of PAT D. MOONEY, under Skagit County Probate No. 22-4-00616-29, for and in consideration of part sale and part distribution of Estate (WAC 458-61A-202(6)(f)), conveys and quit claims to GRANTEE, PATRICK DAVID MOONEY, a married person 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 Number: P32075 (350125-0-089-0003)

Abbreviated Legal Description: Lot 2, City of Anacortes Short Plat Spl-2016-1006, recorded under AF#201711150058, being a portion of the Northeast Quarter of the Southwest Quarter of Section 25, Township 35 North, Range 1 East, W.M.

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

Situate in the City of Anacortes, County of Skagit, State of Washington.

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

Dated this 1st day of November, 2023.

Patrick Mooney
PATRICK DAVID MOONEY, as Co-Personal Representative of the Estate of PAT D. MOONEY

Charleen M. Forsman
CHARLEEN M. FORSMAN, as Co-Personal Representative of the Estate of PAT D. MOONEY

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that PATRICK DAVID MOONEY 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 Co-Personal Representative of the Estate of PAT D. MOONEY 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 1st day of November, 2023.



LAWRENCE A. PIRKLE

NOTARY PUBLIC in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/27

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that CHARLEEN M. FORSMAN 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 Co-Personal Representative of the Estate of PAT D. MOONEY 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 1st day of November, 2023.



LAWRENCE A. PIRKLE

NOTARY PUBLIC in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/27

EXHIBIT "A"

Assessor's Parcel Number: P32075 (350125-0-089-0003)

PARCEL "C":

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

BEGINNING at a point 25.3 rods North of the Southwest corner of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence North 24.7 rods; thence East 45 rods; thence South 24.7 rods; thence West 45 rods to the POINT OF BEGINNING.

EXCEPT that portion of the above described premises lying East of a line described as follows:

BEGINNING at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 35 North, Range 1 East, W.M.;
thence North 398 feet;
thence West 603 feet;
thence North 427 feet.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "D":

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

BEGINNING at a point on the South line of said subdivision, 25 rods East of the Southwest corner thereof;
thence North 25.3 rods;
thence East 30 feet;
thence South 25.3 rods;
thence West 30 feet to the POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.

ACCESS AND UTILITY EASEMENT

1. A 30 foot access and utility easement is hereby conveyed over and upon the following described portion of Lot 2 and also shown on the face of the plat for the benefit of Lot 1:

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

BEGINNING at a point on the South line of said subdivision, 25 rods East of the Southwest corner thereof;
thence North 25.3 rods;
thence East 30 feet;
thence South 25.3 rods;
thence West 30 feet to the POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.

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