

After recording please return to:  
Benner-Rothboeck  
1008 5<sup>th</sup> Street  
Anacortes, Washington 98221



**202407010066**

07/01/2024 02:08 PM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2024 11 18  
JUL 01 2024

Amount Paid \$ 0  
By Skagit Co. Treasurer  
Deputy

**QUIT CLAIM CORRECTION DEED**

GRANTOR:	LANCE WILLIAMS, a single man.
GRANTEES:	VICTORIA AND STEVEN MOURAS, Husband and Wife.
Abbreviated Legal:	A portion of Tract B as described on the Survey Recorded pursuant to Skagit County Auditor's File Number 9509140088 (AKA part of lots 1 through 4 in block 11 of First Plat of Ship Harbor as recorded in Volume 1 of plats, page 13, records of Skagit County, Washington).
Parcel Number:	A portion of P107792 and another portion not assigned a parcel number.
Bound. Line Adjust. Rec. Number:	_____

**I. QUIT CLAIM DEED**

THE GRANTOR, LANCE WILLIAMS, an unmarried man and resident of Navajo County, Arizona, pursuant to and in consideration of fixing errors in prior conveyances, conveys and quitclaims to VICTORIA AND STEVEN MOURAS, Husband and Wife, residents of Anacortes, in Skagit County, Washington, all of his interest, together with all after acquired title of the Grantor therein, in the following described real estate:

All that portion of Tract B as described on the Survey Recorded pursuant to Skagit County Auditor's File Number 9509140088 and which is located in Lot 4 in Block 11 of the First Plat of Ships Harbor as recorded in Volume 1 of plats, page 13, records of Skagit County, Washington;

**TOGETHER WITH**

The west 9.26 feet of Tract B as described on the Survey Recorded pursuant to Skagit County Auditor's File Number 9509140088 and which is located in Lots 1, 2 and 3, inclusive, in Block 11 of the First Plat of Ships Harbor as recorded in Volume 1 of plats, page 13, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**II. DESCRIPTION OF PRIOR ERRORS**

1. On August 14, 1992, Dawni Cunnington, a single woman, acquired lots 1 and 2 of block 11 of the First Plat of Ships Harbor, by deed recorded on August 19, 1992, under Skagit County Auditor's File Number 9208190047.
2. On February 3, 1993, Dawni Cunnington, a single woman, and Lance Williams, a single man, acquired lots 3 and 4 of block 11 of the First Plat of Ships Harbor, by deed recorded on February 9, 1993, under Skagit County Auditor's File Number 9302090053.
3. On September 2, 1995, Dawni Cunnington and Lance Williams were married, and Ms. Cunnington changed her name to Dawni Williams.

4. On September 19, 1995, Dawni Williams (her name appears on the deed as Dawni Cunnington) executed a deed recorded on September 19, 1995, under Skagit County Auditor's File Number 9509190094 gifting Tract B of the survey recorded under Skagit County Auditor's File Number 9509140088 to Lance Williams. It is unclear whether this deed was meant to convert the tract to joint ownership or to make the tract the separate property of Lance Williams.
5. On June 4, 2001, Lance and Dawni Williams, as husband and wife, executed a deed granting a portion of Tract B to Russell Cole. However, this deed omitted the portion of Tract B described in the Quit Claim Deed above. This deed was recorded under Skagit County Auditor's file number 200106120130. This deed was erroneous as the Williams wished to grant all of Tract B to Mr. Cole.
6. Subsequently, the portion of Tract B granted to Mr. Cole was transferred to new buyers (Skagit County Auditor's file numbers 200406150176 (Russell Cole to Robert T. Fraser); 201707070108 (Robert T. Fraser to Mark O. Pedersen); and ultimately to Victoria and Steven Mouras, the grantees hereunder, (Skagit County Auditor's File Number 202202260121). However, each such conveyance omitted the portion of tract B described in this quit claim deed.
7. On May 19, 2017, the Williams were divorced pursuant to San Juan County Superior Court cause 16-3-00330-3. The portion of Tract B that is subject to this Deed was not distributed in the Decree of Dissolution because the parties mistakenly believed they no longer had any ownership in Tract B.
8. If the 1995 deed (Skagit County Auditor's File Number 9509190094) made Tract B the separate property of Lance Williams, the undistributed portion described above would remain his separate property. If the 1995 deed had the effect of making the property community property, pursuant to Washington law regarding undistributed property at divorce, the undistributed portion of Tract B would be the property of Lance Williams and Dawni Cunnington as tenants in common. To eliminate the need and expense of determining the exact ownership of the parcel, both Lance Williams and Dawni Cunnington are executing quit claim deeds releasing all their interest to Victoria and Steven Mouras and the undistributed portion will be transferred regardless of the exact status of ownership.

### III. BOUNDARY LINE ADJUSTMENT

The City of Anacortes is requiring a concurrent boundary line adjustment which shall be recorded immediately prior to this Correction Deed and the recording number shall be filled into this deed prior to recording it.

Dated this 12 day of OCT. 2022.

[Signature]  
Lance Williams

STATE OF ARIZONA )

COUNTY OF Navajo )

ss.

On this day personally appeared before me Lance Williams to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 12<sup>th</sup> day of October 2022.

[Signature]  
Signature  
Ginger Sweeney  
Print name

Notary Public in and for the State of Arizona.

Residing at Pinetop, Arizona.

My appointment expires Feb 20, 2025.

#### Notary Seal

